

Monthly CPMWC Board of Directors Meeting
Wednesday, July 15, 2026 - 7:00pm - Clubhouse
Draft Minutes and [Background Info](#)

Google Meet joining info

Video call link: <https://meet.google.com/dus-daxj-vwp>

Or dial: (US) +1 240-343-1751 PIN: 635 449 978#

More phone numbers: <https://tel.meet/dus-daxj-vwp?pin=4300952660257>

- I. Call to Order 7:04 p.m.
- II. Review and approve draft minutes from June 17, 2026 - 7:05 p.m.
 - a. Attendees: Kelly, Beth, Paul M, Geri, Jody, George, David, Janice
- III. Public comments 7:07 p.m.
 - a. Geri: Notification from Greenwaste: Can no longer put bungee cords on trash and recycling. **Pat volunteered to contact Greenwaste to see if we can get an exception.**
 - b. Geri: On June 22nd, someone put a notification that Comanche was closed on June 24th. Need more details next time. **Geri will email PG&E.**
 - c. Geri's neighbor has taken apart his redwood deck. Gerry and Dan have spare boards **Geri will spread news via email group.**
 - d. Janice: Asked neighbor about leak on propane and they immediately had someone out to check. Company came out, put meters out, nothing was leaking.
 - e. Paul: Dave is opening the hydrant at Comanche & Assiniboine to insure that water quality is maintained (since on downside of the community, numbers have been a bit off, so bleeding the line should help). The runoff is potentially creating an erosion issue down Assiniboine and Dave has a plan to remedy using larger rocks.
 - f. Jody: Garbage cans on Assiniboine getting knocked into creek. Paul suggested a potential solution of putting up a rail. **Pat to speak to Greenwaste to determine what can be done.**
 - g. Geri: Is there a way to welcome new folks moving into the neighborhood? **Geri to follow up with ideas.**
 - h. Pat: Moved historical Watershed Sanitary Surveys to Board shared Google Drive: Watershed Survey (WSS) – is Public info so should post on CPMWC website. Last survey is dated 10/2021. Professional survey estimate: ~\$10K. Pat & David reviewing 2021 survey for outstanding items; David has list of report's omissions. Review and recommendations need to be completed before committing to \$10K spend.

- i. Pat: Contacted RCAC and plan to use their templates for emergency response plans.
- j. Pat: **Requirement to clean up filing cabinets.**
- k. George: How often are our wharf hydrants exercised? If this is not on a regular schedule, **can it be done annually to ensure that all sources are functional?**

IV. Old Business

7:50 p.m.

- a. Storage container
 - i. A 12' container box has been ordered from Endeavor Storage (\$2900 delivered). Delivery is scheduled for Friday, July 24. The delivery location will be near the main entrance to the community, at 18000 Ogallala. The planned installation site is a space next to the new CT tank. Jody has reached out to the contractor Teus Aarnoudse who agreed to manage the installation. This will involve large timbers or rail ties to set the box on, some leveling of the site, and rental of a GradeAll forklift. **Teus to prepare estimate for BoD approval in August.**
- b. Road repair - update
 - i. A second estimate for the Delaware repair was sought from Watsonville Grading and Paving (\$5.1k). It is based on a reduced scope of work, relative to the D&V estimate (\$20.6k). Beth motioned to approve proceeding with scope of work. Paul M seconded. Vote approved.
- c. Resident-installed gate blocking access to Apache Trail Service Road:
 - i. Beth motioned to approve letter being sent from counsel. Paul M seconded. Vote approved by BoD.

V. Water Storage & Drought Relief Project + Water Meter updates 8:13 p.m.

- a. Water storage:
 - i. Project is officially closed out, just waiting for last reimbursement check to come
 - ii. Old Redwood Tank removal: After the tank is removed, Cypress sent through scope of work for poly tank installation and various projects (including piping and electrical. Beth motioned to approved Cypress scope of work. Paul M seconded. Vote approved b BoD

VI. Water Report & Operations Report (Miles)

8:XX p.m.

- a. Miles did not attend
- b. [W 6.2026 Chemeketa Water and Operations Board Report.docx](#)

VII. Financial Report (Kirk)

8:20 p.m.

a. [CPMWC Budget vs Actual 06.2026.pdf](#)

i. Areas of Note

- [CPMWC Internet, Hosting and Communications 06.2026.pdf](#)
- [CPMWC Office Manager 06.2026.pdf](#)
- [CPMWC Postage and Delivery 06.2026.pdf](#)
- [CPMWC Repair and Maint 06.2026.pdf](#)

b. [CPMWC Balance Sheet 06.2026.pdf](#)

VIII. Firewise updates 8:30 p.m.

- a. We are continuing to work towards our \$100,000 **grant**. So far, less than 20% of residents have signed up for the FREE service. We are asking ALL community members to talk to their neighbors and ask them to sign up. Homeowners will have the ability to direct workers and get as much or as little work done. The grant WILL include limbing up trees. For more information, check out chemeketapark.org
- b. Firewise is creating an **interactive map** of the neighborhood that will highlight water sources as well as pinch points, turnarounds, our temporary area of refuge and more. The map will be accessible via a QR code for fire crews should they need to respond to emergencies in our community.

IX. Community updates (Dave - operations manager) 8:XX p.m.

- a. Dave did not attend
- b.  7-2026-15 Monthly BoD - Background Info

X. Update: Website Migration Update (Dylon) 8:XX p.m.

- No update - not present

XI. New Business 8:39 p.m.

- a. Next meeting scheduled for **Aug 19, 2026** at 7pm

XII. Meeting adjourned 8:40 p.m.