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Board of Directors Meeting Wed., **September 25**, 2024 7 p.m. at the Clubhouse

Dear Neighbors

Join us next week for our monthly CPMWC Board of Directors meeting.

We look forward to your collaboration!

Monthly CPMWC Board of Directors Meeting
Wednesday, September 25 · 7:00 – 9:00pm

Google Meet joining info

Video call link: <https://meet.google.com/daj-mkjc-bod>

Or dial: (US) +1 929-251-5668 PIN: 165 715 933#

More phone numbers: <https://tel.meet/daj-mkjc-bod?pin=4188710215235>

If you have any comments or questions, please contact the Board of Directors by [email](#).

In preparation for the meeting, the following information has been provided to the board of directors and available for the community members: [September 2024 Agenda Prep and Background](#).

Click the link to view the [Agenda](#).

1. **Call to Order 7:00 p.m.**

1. **Members who are present:**
2. **Reminder: for the flow of the meeting, that all details have been shared in advance in hopes we may keep focused to save time for additional discussion.**
2. **Review and Adopt August 11, 2024 Draft Minutes: Board 7:05 p.m.**
3. **Review any public comments 7:07 p.m.**
4. **Provide updates on Action Items from August 11, 2024 meeting: Board 7:10 p.m.**
 1. **Item III.c. Timely distribution of Board Meeting draft minutes**
 2. **Item V.b. Action: Erik to partner with community members to create procedure page for meeting set up**
 3. **Item VI.v. Action: Mike to update with Lisa's edits (completed in BOD prep packet)**
 4. **Item VI.f.iii. Action: Jody to ask contacts for who they're using; Miles making an alternate intro and we need to know licensing of this contractor**
 5. **Item VII.a.xv. Action: Erik to open account**
 6. **Item VII.b.vi . Action: Mike to document process of getting community info out monthly in working group**
 7. **Item X.d.ii.b. Action: Geri to contact Green Team for a community free pickup**
5. **Water Report 7:25 p.m.**
 1. **Update: Water, HazMat, Water Test Results (Miles)**
 2. **[Watershed Survey](#): PDF of California Watershed Assessment Manual. Miles has been in contact with Barry and may have additional information to share. No update on future hydrologist. (Miles & Geri)**
 3. **Water tank replacement updates? (George/Jody)**
6. **New Business 7:35 p.m.**
 1. **Motion to adopt Draft of CPMWC SOP**

2. **New requirement to develop a Service Discontinuation Policy for residential water service**
7. **Financial Report 7:40 p.m.**
 1. **Nilson & Associates contract, services, and assessments.**
 2. **Status of Financials & Billing**
 3. **Reports from Rebuild Period**
 4. **Current status of Financials & Billing**
 5. **Capital projects and Sinking Funds**
 6. **Sinking Funds & Transfers**
 7. **Update:** [Board-related documents in mailers](#)
 8. [Update: Insurance](#)
 9. **Update: Annual Review**
 10. **Update:** [Credit Report](#)
 11. **Transfers: Approvals needed by the board**
8. **Firewise updates 8:00 p.m.**
 1. **Progress on brush clearing**
 2. **Review requests of the Board of Directors**
 3. **Tentative schedule for evacuation workshop: Oct 26, 2024**
9. **Roads update 8:05 p.m.**
 1. **Apache Road closure**
 2. **Road reflectors**
 3. **Comanche shoulder wash-out repair**
 4. **Edwards Road asphalt repair**
10. **Clubhouse 8:10 p.m.**
 1. **Internet service cost discussion**
 2. **Security protocol**
 3. **Signage repair updates**

- 4. **Bruce Franks Plaque**
 - 11. **Community 8:20 p.m.**
 - 1. **Operations Report**
 - 12. **Website Migration 8:25 p.m.**
 - 13. **Green Team Free Pick-up 8:30 p.m.**
 - 14. **Dog Park Proposal Discussion 8:35 p.m.**
 - 15. **Exective/Closed session legal matters 8:45 p.m.**
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Our mailing address is:

PO Box 588, Redwood Estates, CA 95044

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