

Chemeketa Park Mutual Water Company

P.O. Box 588, Redwood Estates, CA 95044-0588

Water issues? Call Miles Farmer at (831) 920-6796
Questions? Call Lisa Ridenour at (408) 792-7762
Contact the Board – <http://chemeketapark.org/contact>

Board of Directors Meeting, October 12, 2017

I. Call to Order

David

Meeting was called to order at 7:37 p.m. In attendance: David Casper, Richard Buxton, Lori Morris, and Dana Hartzell. Also in attendance: a few members of the community.

II. Review and Adopt minutes

Dana

Dana made a motion to approve the September minutes without changes. David seconded; motion was approved.

III. Public Comment

Board

The fence in front of the bridge on Apache Trail was removed without authorization. This fence protects citizens from the slide area under the bridge. The fence is for our own protection as this is an unstable section of land. A request was made to install a new fence, one that makes the area visible such as a chain link fence, so community members can still see the view. But please understand the walkway at this location is unsafe.

There was discussion about the bridge on Apache, whether it should be removed, replaced, or stored.

IV. Water Report

a) Water operations report

Board

Total treated water produced by the water plant for September (30 days) was 955,630 gallons. Total water demand/consumption for September was 1,053,700 (compared to 1,092,400 gallons in August). Percent of demand satisfied by purchased water was 0%. Average daily production for September was 32,953 gallons.

Average raw water turbidity for water entering the plant in September was 1.76 NTU. The average monthly finished water turbidity was 0.045 NTU (.300 NTU is the maximum turbidity allowed by the state).

There was no rain in the month of September.

b) Treatment plant automation project

Board

Panel is mounted in place and conduit run. Need to wire in analyzers next before the switch over. Will begin slowly changing over control of plant components to new panel.

c) Nitrification system for Montevina water

Board

Mostly complete. Plumbing is at 90% and automation is now needed. Analyzer is onsite.

d) Fire hydrant protection

Board

Cypress Water has completed the brush clearing and painting of the fire hydrants in the park. Some caps are still missing and Rich is securing new caps. Any testing of the hydrants will be a detailed plan communicated to the community and that is not happening right now. We will let you know.

e) State funds for water improvements

Fred

Need information on our water company so that the paperwork for funding application can be completed. A working meeting to complete the paperwork was scheduled.

f) Painting the upper Ogallala tank

David

Painting contractors could not get power for the project. Recommend we rent a generator to get power to complete the project.

V. Financial Report

a) Expenditures, budget, past due accounts

David

Major expenses for September were: \$4,898 to Furlo & Furlo for the fire hydrant update on Crow; \$1,665 for legal fees; and \$1,475 to Cotton Shires for the Apache Bridge soil review. There are currently four delinquent accounts greater than 90 days past due. The total amount due for these accounts is \$66,095. Of these accounts, two have water shut off, three have liens, and three are on a payment plan.

b) Report on filing tax forms

David

Four years of past tax returns have been completed and four more are in process. Plan is to be completed by next Board meeting.

VI. Roads

a) Road projects report

Rich

Road projects still in process are: installing a berm as Assiniboine as well as lower Comanche. There was a discussion about accepting community expertise for some of the roads projects, to make sure that the quotes and scope of work are accurate and a viable solution. Some community members who were present at the meeting offered their assistance.

b) Walla Walla project estimates

Rich

Received a quote to grade and slope Walla Walla and make a berm. Would need additional work to put in a catch basin at the slide zone. The Board is considering getting another bid. Will need to talk with the homeowners about the work that will be performed.

VII. Playground / Clubhouse / Community

a) Maintenance project status

Lori

Jose Membreno has been accepted as our new grounds maintenance contractor. The Board will work with Jose to make sure he is covered with insurance. A list of priorities will be made for maintenance projects. Would like to hear from the community if there are any pending areas that need attention before the rains begin. **REQUEST:** If the maintenance workers can use someone's green yard waste bins, please let the Board know so that we can take the leaves and move off the road. Miles will do the culvert clearing this coming week.

b) Oktoberfest planning

Board

Oktoberfest is for residents of Chemeketa Park and will be held on Sunday, October 22nd from 11:30 – 4:00.

VIII. Fire Safety

The FireSafe Council has volunteered to help our community set up an evacuation plan, route, signage and what to do in case of an evacuation. Gretchen Hayes, our FireSafe representative, helped put the plan together for Redwood Estates recently. The workshops will be held on Thursday, November 16th at 7:00 p.m. and Saturday, November 18th at 10:00 a.m. at the Clubhouse. **PLEASE JOIN YOUR NEIGHBORS** for this important workshop.

IX. Adjourn

David

Meeting adjourned at 9:38 p.m.

The next Board of Directors Meeting is scheduled for Thursday, November 9th at 7:30 p.m. and will be held at the Chemeketa Park Clubhouse. All members are welcome and encouraged to attend.