

# Chemeketa Park Mutual Water Company

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

<http://www.chemeketapark.org>

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## Water Master: Tyler Boswell (408) 305-3200

Board of Directors Meeting, May 12, 2011

Officers & Directors	Phone	E-Mail
Linda Wallace, President	353-3980	<a href="mailto:lindalwallace@earthlink.net">lindalwallace@earthlink.net</a>
Peter Bedworth, Vice-President		
David Casper, Secretary	353-9728	<a href="mailto:david@clancasper.net">david@clancasper.net</a>
Brad Hartzell, Fire Prevention	353-3668	<a href="mailto:bjhartzell@verizon.net">bjhartzell@verizon.net</a>
Dean Couris, Roads	353-2677	<a href="mailto:dcouris@gmail.com">dcouris@gmail.com</a>
Ted Romero, Alternate/Treasurer/Clubhouse	353-3050	<a href="mailto:myredwoods@yahoo.com">myredwoods@yahoo.com</a>
Garry Shapiro, Alternate/Water	656-0813	<a href="mailto:garry@ni6t.com">garry@ni6t.com</a>
<b>Also Present</b>		
Tyler Boswell, Water Operator		
Lisa Ridenour, Bookkeeper/Collections	792-7762	<a href="mailto:gdrtax@gmail.com">gdrtax@gmail.com</a>

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**Call to order** – President Linda Wallace called the meeting to order at 8:01 PM.

**Acceptance of the Minutes** – April Minutes were approved

**Election of Officers** – Board Officers were chosen for the 2011-12 year. Linda Wallace was re-elected President (Peter nominated, David second), Peter Bedworth was elected Vice-President (Ted nominated, Dean second), Ted Romero was re-elected Treasurer (Peter nominated, Brad second) and David Casper was elected Secretary (Linda nominated, Peter second).

**Finance report** – Lisa reported that she paid \$16,000 into the emergency fund to repay funds borrowed from last year. No other unusual expense items. Current delinquencies total almost \$24,500. Three accounts have established payment plans to repay the outstanding balance. Several more residences have been shut off for non-payment. Lisa went over the budget for the 2011-12 fiscal year and the Board discussed adjusting amounts allocated to particular line items. Some adjustments were made and others were postponed pending further research.

Garry suggested that we look into having CPMWCo join the South Skyline Association propane purchase program for discounts on purchasing gas for the clubhouse. This is also available for park residents; details on how to join are at <http://www.southskyline.org/skyprop.html>. For a \$15/year membership, this would save you about one dollar/gallon at current market prices. Six local propane companies participate in this program, so yours is probably among them. If you use propane for water heating, space heating, clothes drying, etc., your annual savings could be several hundreds of dollars.

**Water report** – Treated water production for April (30 days) was 1,202,200 gal; average daily production was 48,088 gal. Moody Gulch flow has decreased slightly, but is still 400% over our demand. Raw water turbidity was high due to an absence of significant rain events or runoff and ranged from 1.50 to 3.54 NTU. Average finished water turbidity was 0.050 NTU (.300 NTU allowed). The plant is running at 55% of capacity and was offline for one day. A leak repair occurred on Apache Trail (about 100 ft. from Comanche Trail) after a growing wet spot and later a bulge was reported.

Tyler discussed the three initial quotes he's received for replacement of one of our 60,000 gal storage tanks, and recommended that we move ahead with the quote from BH Tanks. The Board approved his recommendation and will work with him to get solid quotes for demolition (~\$8-10k), tank construction (~\$65k) and any other expenses.

The operating permit is moving forward with California DPH as Tyler provides further information. DPH asked Tyler to provide an operations plan for the treatment plant, and he working on that as well.

Garry talked to the owner of the land upstream from the filter plant. This is the site the Board has discussed purchasing to develop as a location for a new storage tank. Garry and the owner have plans to meet this month and come to an agreement on the price. The Board authorized Garry to make an offer with a specified upper price limit (Dean proposed, David second)

**Roads report** – The spot on Apache where Tyler repaired the leak has a temporary repair, but needs a hot patch as a more permanent solution. Dean will look around the park for other places that need hot patches and work with a contractor to do them all at once. Additionally, Dean is working to schedule replacement of the defective speed bump stripes with the original contractor, probably with paint. It sounds like these repairs will be done free of charge.

The Board's maintenance contractor, Amy, is currently not available for work. Brad will lead up the effort to find other options.

**Fire prevention** – Linda and Brad reported on the PG&E/FireSafe project on lower Ogallala. FireSafe has agreed to remove most of the chip along the road and brush from the hillside. Also they will remove most of the logs from the hillside and secure the remaining ones. The logs will be cut into lengths and left by the road for residents to pick up. Please don't take logs that aren't alongside the road or are in a container. There are future plans to provide redwood seedlings for planting on the hillside.

**Clubhouse report** – Ted is working to get dumpsters ready for a park-wide clean up event June 4th through June 12th. Residents will be encouraged to clean up their yards and garages and drop off debris at the playground. More information will be posted at park entrances and on the website.

**Other topics** – The Board is organizing a thank-you dinner for last year's board members.

Meeting was adjourned at 11:10 PM.

Respectfully submitted,  
David Casper, Secretary