

Chemeketa Park Mutual Water Company

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

<http://www.chemeketapark.org>

Water Master: Tyler Boswell (408) 590-9715

Board of Directors Meeting, March 8, 2012

Officers & Directors	Phone	E-Mail
Linda Wallace, President	353-3980	lindalwallace@earthlink.net
Peter Bedworth, Vice-President	353-6069	peter.v.bedworth@lmco.com
David Casper, Secretary	353-9728	david@clancasper.net
Ted Romero, Treasurer/Roads/Clubhouse	353-3050	myredwoods@yahoo.com
Brad Hartzell, Fire Prevention (absent)	353-3668	bjhartzell@verizon.net
Garry Shapiro, Alternate/Water	353-6068	garry@ni6t.com
Also Present		
Tyler Boswell, Water Operator	590-9715	
Lisa Ridenour, Bookkeeper/Collections	792-7762	gdrtax@gmail.com
Roy Nelson, Chris Sands		

Mark your calendar: Annual Meeting on May 6, 2012 at 1:00 pm at the Clubhouse

Call to order – President Linda Wallace called the meeting to order at 8:07 PM.

Acceptance of the Minutes – February minutes were approved (Garry proposed, Linda second)

Finance report – Lisa reported that there was one large expense last month, a payment of \$2,120 to Roy Nelson for engineering work on the tank replacement project. There are currently ten delinquent accounts (greater than 90 days past due) and the total amount due for these accounts is \$32,719. Of these accounts, three were sent notices, one has established a payment plan and six have water shut off and/or had a lien filed.

The Board discussed funding for the planned water tank projects. Roy Nelson provided estimates for both the project to refurbish tank #1 (scheduled for this summer) and the project to build a new 120,000-gallon tank on the lower Ogallala property (planned for next summer). Lisa provided an estimate of available funds, including the current balance of the Water Upgrade Fund and the expected revenues for the special assessment for water projects – \$8 per month, due to expire at the end of April 2014.

Based on the expected costs and revenues, the Board voted to present the membership with a proposal to extend the \$8/month assessment for one year, until the end of April 2015. This would provide the additional funds needed to complete both projects. In addition, the Board will ask for authority to take out a loan so that the project can start next year – rather than waiting until 2015 when all the funds have been collected. Full details will be presented to the membership at the Annual Meeting in May.

Lisa also reported on discussions around filing property liens for accounts that have been delinquent for a long time. She is working with our lawyers and communicating with the County Clerk's office, but no progress yet. Our lawyers suggested that we add language to the Corporate Bylaws that give the Board a specific power to file a lien against a member's property within the park for delinquent accounts. Lisa will check with the lawyers on exactly what language should be included in the Corporate Bylaws and the Board will present this to the membership at the Annual Meeting for approval.

Water report – Treated water production for February was 1,516,100 gallons. There was one small rain event on the 29th, so the plant was operating for 28 days during the month and average daily production was 54,146 gallons. Moody Gulch flow has maintained since February and is still running 15% over our demand. Raw water quality was high and ranged from 0.54 to 1.04 NTU. Average finished water turbidity was 0.043 NTU (.300 NTU is the maximum turbidity allowed by the state). The plant has been running at 49% of capacity.

Roy Nelson reported progress on the upper tank refurbishment project. He is working with Tyler to finalize plans for the new roof and will submit engineering drawings to the California DPH for feedback and approval. Once that is complete, he will work to submit the finished plans to the county and apply for a building permit. During the next couple of weeks, Tyler will switch the inlet pipes from the first tank to the second tank and install valves so that we can isolate the first tank once construction starts.

Tyler asked for approval to bring in American Leak Detectors and perform a survey to find leaks in the distribution system. They did a similar survey 5 years ago and found a number of major leaks. The Board approved a budget of \$1200 from the Pipes Repair fund (David proposed, Peter second).

Tyler also reported that Chris Sands cleared the gateway to the new property on Lower Ogallala, laid down some gravel and did a general clean up of the site. He installed a chain across the entrance and set some large boulders against the embankment on either side of the map board to hold the dirt back. Chris will send Lisa an invoice for the work completed.

Linda presented a letter to the CPMWCo from the State Water Resources Control Board requesting a water usage report related to water license. This is the first time we have received a request from this entity, so Linda will discuss with Tyler and others to formulate a response.

Roads report – Nothing to report

Clubhouse report – There was a discussion about springtime projects to improve the clubhouse and playground areas:

- Ted and Linda will talk to Amy about a spring cleanup at the playground. Weeding the flowerbeds, clearing brush, trimming the blackberry vines, etc.
- Linda will explore options for maintenance fixes at the clubhouse and ask for quotes. Projects include fixing the fascia along the back of the roof, re-staining the siding and doing a structural/termite inspection.
- Ted will get a quote for dumpsters so we can hold another neighborhood cleanup this year. Targeted for the first week of June.

Fire prevention report – The Santa Clara County FireSafe Council published a schedule for the 2012 Lexington Hills brush removal program. As in past years, residents can drop off their brush at the playground and FireSafe crew will chip and remove it. **Chemeketa is scheduled for May 12th to the 20th**. Full details are available on the website at <http://www.sccfiresafe.org/santa-clara-county-fire-safe-councils/lexington-hills>.

Other business – Chemeketa's Board hosted a meeting on February 23rd to review the current state of plans to transfer the Moody Gulch property to Midpeninsula Regional Open Space District. Members of the Redwood Estates Services Association and concerned residents from the Idylwild Water District were present. After a discussion of the history of the Moody Gulch purchase and a review of the current agreement, each group presented a list of items that it would like to be included in the amended agreement. Linda will work with representatives of the other water companies to continue negotiations with the Open Space District. There will be a follow-up meeting in April to review progress.

Linda adjourned the meeting at 11:10 PM

Respectfully submitted,
David Casper, Secretary