

Chemeketa Park Mutual Water Company

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

Water Issues? Call Tyler Boswell at (408) 590-9715
Billing Questions? Call Lisa Ridenour at (408) 792-7762
Contact the Board – <http://chemeketapark.org/contact>

Board of Directors Meeting, July 11, 2013

Present – President Linda Wallace, Vice-President Garry Shapiro, Secretary/Treasurer David Casper, Director Dan Markey, Alternate Director George Bruder, Watermaster Tyler Boswell, Bookkeeper Lisa Ridenour.

Not attending were Director Fred Schenkelberg and Alternate Director Brad Hartzell.

Call to order – Linda Wallace called the meeting to order at 8:03 PM.

Acceptance of the Minutes – Minutes from the June meeting were approved (Linda motioned, Garry second)

Election of Officers – George Bruder was nominated to fill an empty position as Alternate Director. George accepted the nomination and the Board approved the appointment (Linda motioned, Dan second).

Finance report – Lisa submitted a financial report to the Board for the month of June. There were three large expenses for the water tank refurbishment project; \$2,000 to Huerta's Tree Service for clearing brush around the tanks, \$1,100 to American Ornamental Iron for materials, and \$609 to Tyler Boswell for signage and other project-related equipment. There are currently ten delinquent accounts (greater than 90 days past due) and the total amount due for these accounts is \$43,189.90. Of these accounts, three have established payment plans and the other seven have water shut off and/or had a lien filed.

During the past month, the Board hired an attorney to represent the company in a case concerning property rights. To move the process forward, Board members communicated via email and approved a retainer of \$3,500. Linda will be the official Board representative if the attorney has any questions, and Lisa will handle day-to-day communications.

Lisa reported that she's moving forward on opening escrow to transfer the property next to the clubhouse from Aldercroft Heights. We will be paying the closing costs in addition to \$500 to cover Aldercroft's legal expenses. The Board approved moving \$2,000 from the Board Discretionary Fund to the Legal budget to cover these expenses (David motioned, Dan second).

Water report – Treated water production for June was 2,175,300 gallons. Average daily production over 30 days was 72,510 gallons. The flow in Moody Gulch is slowing and is now flowing about 10% over demand. Tyler put out water restriction signs since there was a week of declining tanks and creek levels caused by a heat wave. Demand has eased, so tank levels have recovered and remain full. During the month, the turbidity of raw water was stable due to the lack of significant rain events or runoff. Raw water turbidity ranged from 1.21 to 1.48 NTU and average finished water turbidity was 0.042 NTU (.300 NTU is the maximum turbidity allowed by the state). The plant was running at 63% of capacity.

Tyler reported progress on the tank replacement project:

- The tank roof is near completion. Nate will be back tomorrow to weld some ventilation covers in place and paint them.
- A crew from Carson Liners will arrive on July 25th and should have the liner installed by the first of August. After the liner is installed, Tyler will be able to start filling the tank.

Roads report – Fred wasn't able to attend the meeting, but submitted a report in writing. He received a quote for road resurfacing from Duran & Venables, the company that worked on repaving the roads a little more than five years ago. They will fill cracks, resurface roads and perform minor repairs for the high-traffic areas of the park.

Any roads that aren't part of the first phase will get the same treatment in three years. The quote is for \$39,200 and they will be able to start in early September. Fred will ask about rates and contract information for any residents that want them to seal or resurface a driveway at the same time. Further information will be sent out as it becomes available.

Clubhouse report – George Bruder reported on the Playground Committee's work to replace picnic tables in the park. George presented plans modeled on state park benches. George, working with a contractor, plans to make three tables with benches that are 12 feet long and a buffet table with no benches that is 16 feet long. They will use 3"x10" fir boards and treat them with a linseed oil/paraffin mixture. The tables and benches should last more than 20 years with regular maintenance. The project is partially funded by contributions, including George's donation of time and labor, but the Board was asked to contribute as well. The Board approved his plans and contributed funds not to exceed \$4,000 for the project (David motioned, Linda second).

Fire prevention report – No update this month

Linda adjourned the meeting at 11:16 PM

Respectfully submitted,
David Casper, Secretary

The next Board of Directors Meeting is scheduled for Thursday, August 8 at 8:00 PM and will be held at the Chemeketa Park Clubhouse. All members are welcome to attend.