

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, December 8, 2016

I. Call to Order

David

Meeting was called to order at 7:38 p.m. In attendance: David Casper, Dan Markey, Richard Buxton, Dana Hartzell. Also in attendance: Chris Sands, and several members of the community.

II. Review and Adopt minutes

Board

David made a motion to approve the November minutes without changes. Dana seconded the motion. Motion approved.

III. Public Comment

Board

A number of community residents discussed the purchase of a BBQ for the Park. Please see the Funds for Playground improvements section at the bottom of this report.

IV. Financial Report

a) Expenditures, budget, past due accounts

Richard

Major expenses for the month: \$1,612 for engineering of the main pump, and \$1,490 for destruction for old well.

b) Agreements for water operations

Water operations were handled in the month of November by Allied Water Systems (Tyler Boswell's company), as an extension of our previous contract. Bruce Carol and Shane Boswell ran the plant under the supervision of Gary MacKenzie, a licensed operator. On November 28th, we signed an agreement with Miles Farmer of Cypress Water Services to take over operations on December 1st. Miles and his team have been familiarizing themselves with plant operations and will be working with Bruce during the transition.

V. Water Report

a) Water operations report

Miles/Bruce

Water Operations Reports for the months of October and November will be available soon.

b) Treatment plant transition plan

Dan/Miles

Currently, there is an operator on-site every day. The plant needs to become more automated and the Board along with CWS is developing a 30-60-90 day plan to have automation updates. The goal is to have an operator visit the plant every two days.

Meters in the plant have been found to be faulty and will be repaired or replaced.

A Hach technician performed a service visit to check instruments. The pH probe could not be completely cleaned of iron deposits and may need to be replaced (\$750). In mid-November it became difficult to fill the upper tanks beyond the 19' level. It was thought that we had a leak. The community was notified that we may have a leak and to notify the Board if they knew of a leak. A leak of about 5 gpm was discovered and repaired on November 27th. It was also determined that the plant was not running at the 39 gpm as indicated on the meter, but actually at just 22 gpm. Water flow was restored and the plant is filling tanks again.

Also in November, it was found that wiring from an overhead PG&E line may have been aged and cracked and the quality of electricity supplied to the plant was not good. Need a service call from PG&E to look at this issue.

Motion made to approve funds not to exceed \$3500 for plant maintenance items, with an expectation that we will have the 30-day plan recommendations next month. Richard seconds the motion. Motion passed.

Motion made to approve funds not to exceed \$2000 for repairing the electrical service to the pump house. Richard seconds the motion. Motion passed.

Bruce will invoice CPMWC for his service in November.

Beginning November 28th, we will be receiving invoices from Cypress Water Service.

c) Main pump & pipe project status **Dan**

This project is on hold until we determine what work is needed to automate the treatment plant.

VI. Roads

a) Comanche / Delaware project status **Dan**

Discussing possible solutions.

b) Ogallala road issues **Lori**

There has been some progress. Will report next month.

c) Other roads issues **Rich**

There is a pile of sand and sandbags in the parking lot for any community members who need sandbags for the winter rains.

d) Hiring a new maintenance worker **Lisa**

The Board is checking into a number of people who are possible maintenance workers with liability insurance.

VII. Playground / Clubhouse / Community

a) Funds for playground improvements **Dave**

Each year in the annual budget, a very small amount of money is allocated to the beautification of the playground and clubhouse (approximately 1.5% of the total yearly budget). There has been a 5-year plan in effect, which was presented to the community a few years ago and was approved by the Board. There was a discussion about the use of the BBQ for the community, the expenses that will occur to get the water plant up-to-date and the road repairs needed, specifically Delaware. There is a group of community members who are volunteering time and materials in the construction of the BBQ, and these volunteers currently have the time to put into this project, as the winter months are less busy for them. Members voiced opinions both pro-BBQ and not pro-BBQ. We talked about deferring the expense, however community member volunteers have the time right now. There was a motion to defer the decision of the BBQ expenses. No seconds. Motion not passed. There is an anonymous donor who is willing to donate money to assist in the expense of the BBQ.

VIII. Fire Safety **Brad / Dana**

Nothing new to report

IX. Adjourn **David**

Meeting adjourned at 10:01 p.m.

The next Board of Directors Meeting is scheduled for Thursday, January 12th at 7:30 p.m. and will be held at the Chemeketa Park Clubhouse. All members are welcome and encouraged to attend.