

# Chemeketa Park Mutual Water Company

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

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## NOTICE OF A SPECIAL GENERAL MEETING with proposed rate changes to be held on March 26, 2017

Notice is hereby given that a Special General Meeting of the Chemeketa Park Mutual Water Company will be held on Sunday, March 26, 2017 at 1:00 pm at the Clubhouse. Members must be in good standing either to vote or to assign a proxy. Signed proxies may be presented to the Board Secretary at the meeting or beforehand.

### PROPOSED RATE CHANGES

Currently, each member pays to the corporation a monthly assessment of \$130 per connection. At the Special Meeting in March, the Board of Directors will ask the membership to consider two proposals for temporary assessments that would expire after three years.

Each proposal will be voted on separately. Approval of the first proposal would add \$22 per connection to the monthly assessment. Approval of the second proposal would add \$7 per connection. Approval of both proposals would add \$29 per connection.

### FIRST PROPOSAL

The Board proposes a temporary assessment of \$22 per month for the next three years, expiring in March 2020, which will be used for specific improvements to the roads and water system. *These funds will be separate from the company's general funds and only available for this specific use.* It is estimated that this will raise \$121,334 over three years.

These funds will be used for the following projects:

- a) Contribute \$15,000 to the plant automation project (total cost is \$35,000).
- b) Reimburse \$15,000 for overtime billed by water operations team during the transition.
- c) Fix the slide on Comanche Trail at Delaware Trail. This would be a 40' long retaining wall set in concrete and tied into the hillside, with a supporting wall at the bottom of the hill. Estimated cost for this project is \$36,000.
- d) Fix the slide on Comanche Trail downhill from the playground, just above the intersection with Nez Perce Trail. This would include a 9' long retaining wall at the washout, widening the roadway 2 to 4 feet along this section, and installing a new asphalt berm to make sure water flows along the road. Estimated cost for this project is \$10,600.
- e) Install a grate on lower Comanche Trail near the intersection with Assiniboine Trail to control water runoff. This would include removing the existing asphalt and plate steel, welding bars in place to raise the elevation, installing a new grate, and resurfacing the road on either side. Estimated cost for this project is \$10,000.
- f) Resurface Walla Walla Trail and install ditches and berms to control water runoff. Water should run along the road and not onto the slide along Moody Gulch. Estimated cost for this project is \$10,000 to \$15,000.

If there are any funds remaining after these projects are complete, then they shall be used for further improvements to the roads and the water system.

### SECOND PROPOSAL

The Board proposes a temporary assessment of \$7 per month for the next three years, expiring in March 2020, which will be used to replenish the company's emergency reserve fund. *These funds will be deposited directly into the reserve fund.* It is estimated that this will raise \$38,606 over three years.

The balance of the emergency reserve fund, as of 1/31/2017 is \$62,613. The Board recommends having 6 months of operating expenses in reserve, which is about \$130,000.

The Board currently plans to contribute \$10,000 each year to increase the balance, so in three years (assuming no emergency expenses) the estimated balance would be \$92,613. This temporary assessment would increase the estimated balance after three years to \$131,219.