

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, June 13, 2019

I. Call to Order

David

Meeting was called to order at 7:35 p.m. In attendance: David Casper, Richard Buxton, Vincent Mackewicz, Dana Hartzell, Josh Rupert, Lisa Ridenour, and several members of the community. Miles Farmer was available by phone.

II. Review and adopt minutes

David

David made a motion to approve the May minutes without changes. Dana seconded; motion approved.

III. Election of Officers

Board

President – Dave Casper; Vice-President – Vincent Mackewicz; Secretary – Dana Hartzell; Treasurer – Dave Casper (acting); Director – Josh Rupert; Director – Rob Anderson; First Alternate– Richard Buxton. David made a motion to approve officers. Josh seconded; motion passed. David made a motion to appoint Rich Buxton as our First Alternate. Josh seconded; motion passed. David made a motion that we authorize signatories for President and Vice President for our Comerica Checking and Savings Accounts. Vincent seconded; motion passed.

III. Public Comment

Board

Darrel Hughes from Pacific Underground was in attendance. See under Roads section for the update.

A resident informed the Board of flooding that is happening at Comanche near Sioux Trail. Need to make the grate work again or re-direct water to prevent the flooding. Board will look into this.

Our application to become a Firewise Community has been approved nationally. Discussion with San Jose Water to do a shaded fuel break along their property which touches our playground. Will propose to do this work next May, 2020. Will do neighborhood fire drill sometime late summer/early fall. Deciding if the Firewise group should file as non-profit or do all funding through the FireSafe Council. Neighbor to Neighbor Grant for \$5K was proposed. Ideally this grant should be a benefit the broader community, so discussions are occurring about where to do this work. Board has \$8K to spend on fire safety projects such as fire hydrant updates, etc. Further discussions will take place soon. David made a motion to approve annual donation of \$2K to the FireSafe Council. Vincent seconded; motion passed.

IV. Financial Report

a) Expenditures, budget, past due accounts

Lisa

Major expenses for May were: \$25,500 to Corey and Sons for retaining wall on Comanche (materials); \$13,055 to Guy Furlo for retaining wall above the Clubhouse; \$2,980 to Edison Electric, the final check for pump house upgrades. David made a motion to add \$7,500 to account #720 to cover cost of weir gate; add \$28,000 to account 740 to cover cost of Apache wall and a contribution to the retaining wall on lower Comanche. Vincent seconded the motion. Motion passed. There are currently 11 delinquent accounts greater than 90 days past due; total amount due is \$13,927. Of these accounts, 3 have water shut off, 2 are on a payment plan, and 4 were sent shut-off notices, 1 will ask for lien.

b) Insurance renewal

Lisa

David made a motion to authorize himself to sign insurance contract on behalf of the board. Josh seconded. Motion passed. Lisa expects to get policy numbers tomorrow and new policy starts July 1, 2019.

c) Settlement offer for past due account

David / Lisa

A letter was received from a lawyer for an account that has a large past due balance. The Board discussed options and will wait to hear from account.

V. Water Report

a) Water Operations Report

Miles

Total treated water production for May (31 days) was 768,455 gallons, with no additional water purchased from the Montevina Pipeline. The average daily usage per hookup is 164 gallons. The average raw water turbidity for water entering the plant was 1.84 NTU and the average finished water turbidity was 0.047 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain total for the month was 2.04 inches. Average filter flow rate – 22 gpm; chlorine usage – 34 gals; alum usage – 90 lbs.

b) Status of main pump project

Dan/Miles

Dan bought a new flow meter to measure water coming out of the pump and up the hill. Need to switch the new pump to the existing pipe.

c) Status of weir gate project

Miles

Miles plans to recondition the weir gate June 14-15. We have asked the community to conserve water during this time as we will not be producing water during these two days.

d) Replace distribution system valves

David/Miles

Miles and crew performed potholing & was able to locate 2 of 3 valves. The valve on Kiowa was not found by the locator. Will need to decide the next steps.

e) Cross connection program status

David

James Derbin met and inspected the treatment plant, pump house and all of the tanks for the cross-connection control survey. Derbin will make recommendations.

f) Watershed sanitary survey status

David

James Derbin did a site inspection on May 27th with Miles and David. He inspected the treatment plant, pump house and all of the tanks for the cross-connection control survey. He will write up a report of his observations and make recommendations for improvements to the system.

Roads

a) SJW project blocking Old Santa Cruz Hwy

Lisa/Darrel Hughes

Darrel Hughes from Pacific Underground informed the Board and residents of road work that will be undertaken on behalf of San Jose Water. They will be locating and then replacing water pipes on OSCH from Idylwild to Holy City. Phase 1 begins June 24th or sooner. Phase 1 will use radar to locate the pipes and will last about a week. There will be flagmen directing traffic. Expect delays. Hours of work for the entire project will be 9 am – 4 pm. Phase 2 will be digging up OSCH to lay the new pipe. The road will be open during off hours. There will be one-way traffic control so expect significant delays. Digging will occur in three phases: Idylwild to Ogallala Warpath; Ogallala to Edwards; and Edwards to Holy City. There will be alternate ways to get in and out of the Park during this phase and updates will be posted online and on the window of the Clubhouse.

b) Roads resealing update

Rich

Roadwork sealing will start on Monday, June 17th. Work should take 3 days, although more time may be needed for each section to be dry before starting the next section. Absolutely no driving and minimum walking during the drying periods. Have communicated with the community via signs, notes on window of Clubhouse, Nextdoor, Facebook, newsletter briefs, POD's, and our own website. Motion was made that we approve funds for Travis Bond to seal the roads not to exceed \$23,000. Vincent seconded; motion passed. **NOTE:** This motion had to be amended when the final proposal included a 15% increase (\$2K) from the quote from 2018. Increase was agreed to and will be paid.

c) Lower Comanche retaining wall status

Vincent/Rich

Rich reported that the work is nearly done. The wall is in place, but still needs more crushed rock along the roadside above the wall. We will widen the paving as part of the roads work in June.

VI. Playground / Clubhouse / Community

a) Community bulletin board

Lori

No update. Still working on it.

b) Shade structure for picnic area

Jody

Construction of the shade structure at the playground is scheduled for July 1st and should take about one week.

c) Noise complaints at the playground

Board

Meeting ran late and this was tabled to next month.

d) Community cleanup

Board

All three dumpsters were filled over the weekend of the Dumpster Dive. We hope this means people have been clearing their property of fuels and trash. Good job!

VII. Fire Safety

a) Fire hydrant maintenance

Board

No update this month.

VIII. Adjourn

David

Meeting adjourned at 10:32 p.m.

The next Board of Directors Meeting is scheduled for Thursday, July 11th at 7:30 p.m. and will be held at the Chemeketa Park Clubhouse. All members are welcome and encouraged to attend.

WHAT'S COMING UP AT CHEMEKETA PARK:

- **Road resealing – June 17-21** – Will affect everyone. Plan ahead, help your neighbors, be patient. Check for updates on website, Facebook, Nextdoor and the window at the Clubhouse.
- **OSCH road closures – June 24-September 30** – SJW pipe replacement project begins June 24th (maybe sooner). Phase 1 will last 1 week with flagmen directing traffic. Phase 2 will include roadway from Idylwild to Ogallala Warpath (park entrance). Will suggest alternate entrances/exits as they become apparent. Stay tuned to your regular methods of information gathering – including the window of the Clubhouse.