

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, July 9, 2020

I. Call to Order

David

Meeting was called to order at 7:00 p.m. In attendance: David Casper, Vincent Mackewicz, Dana Hartzell, Rob Anderson, Mara Milinic, Lisa Ridenour, and many members of the community; all joined via Zoom.

II. Review and Adopt Minutes

David

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

III. Public Comment

Board

John Kuntzman shared information on a good website to keep track of local CalFire incidents. The website is: www.fire.ca.gov/incidents. There is also another good website called InciWeb at <https://inciweb.nwcg.gov>. This is an internet-based interagency incident information system used for Public Information Officers (PIOs) and provides the public with a single source of incident related information. It is important for all residents to be aware of what is happening when it comes to fires, especially this time of year. These are two good resources.

One more resource, if you hear fire engines close by, is to download the PulsePoint app. Set up the app to see all Santa Clara County Fire calls, where they are, and listen to the radio traffic to determine if an event is serious. Here is the website, but you should really access it on your smartphone, if you have one. <https://www.pulsepoint.org>

IV. Update on Planning for the Annual Meeting

Board

The Annual Meeting will be held on July 19th. Santa Clara County has loosened its requirements allowing larger groups up to 60, but the Board will keep the meeting in the virtual platform.

V. Financial Report

a) Expenditures, budget, past due accounts

Lisa

Major expenses for June were: \$9,566 to Apex for insurance; \$3,500 to Michael Murray for Annual Review; \$1,464 to Firewise for evacuation signs (this will be reimbursed from FireSafe grant money); and \$1,300 for park maintenance (May/June). There are currently 5 delinquent accounts greater than 90 days past due; total amount due is \$12,488. Of these accounts, 3 have water shut off; and 2 are on a payment plan.

b) Proposals for hiring a management company

Josh / David

No progress has been made. A resident asked if the community be involved in this decision. The answer is yes.

c) Creating a corporate operations guide

David / Fred

David and Fred talked with Mike Smith regarding setting up a section of the Chemeketa Park website for Wiki pages. Wiki pages make it easier for a group of people to edit the site instead of just one manager, which will allow more administrators to post updates for the purposes of creating the operations guide. They are looking for input.

VI. Fire Safety

a) Firewise program update

Mara

Mara and the Firewise group have been working on evacuation planning and fire safety. A detailed map will go out to all members including renters. Mara and Dana walked around the entire park, looking at traffic patterns, driveway directions, etc. when making the evacuation routes. There are three main routes that are color coded. If Edwards is not used by incoming fire personnel, we can use Edwards as an exit route. Firewise is asking for volunteers to help them attach the evacuation signs to the street sign poles and one person is needed to paint a new pole and set it in concrete by Bunny's Corner.

The last time the park had to evacuate, 35 years ago this month, people were loading cars in the road! Be prepared and DO NOT BLOCK THE ROAD for any reason during an evacuation. Having "road guards" during an evacuation was discussed. The Firewise group will focus on POD's for the Annual Meeting and how we can get all residents involved.

VII. Water Report

a) Water Operations Report

Miles

Total treated water production for June (30 days) was 1,062,348 gallons, with no additional water from the Montevina Pipeline. The average daily usage per hookup is 236 gallons. The average raw water turbidity for water entering the plant was 2.21 NTU and the average finished water turbidity was 0.036 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain total for the month was 0 inches. Average filter flow rates: 28 gpm; chlorine usage: 33 gals; alum usage: 0 lbs. Treatment Plant Automation/SCADA Project: Updated the modem firmware for the system. What we currently have is the best solution for remote access. We could add a computer onsite to preview, however we have the same capability with our system now through the modem. Miles purchased an auxiliary output card for the onsite analyzers at the plant and when it arrives he will be able to interface the analyzers into the SCADA system (this was the main missing piece needed for completion). The State of CA wants to review our SCADA system to gain confidence in the measurements, and make sure they are accurate and reliable. Miles sent Lisa the modem phone number at the plant. By next meeting we should be able to turn off the hard phone and reduce that cost. We will continue to pay for the AT&T modem.

The lead line survey has been completed and signed off by Eric Lacey from the State of CA.

b) Los Gatos Creek backup system status

Miles

No new reporting on LG Creek system.

c) Short well project planning

Vincent

Vincent received a proposal from Maggiora Brother's drilling with estimated costs. This is a proposal for the cost of drilling a 100 ft. well where we can extract water anywhere below 50 ft. We are still working on getting the current deep well tested, and we need an assessment done of the current proposed area to see if the water previously found at 60 ft. is still present/sustainable. If not, we would likely need to find another location for the well. The current proposal comes to an estimated total of \$14,250 for the drilling work. Working on getting two more quotes; one from a Watsonville driller and one from San Martin.

d) Generator installation

Dana

The generator has been ordered with an estimated arrival time of about 4 weeks. Cost was \$5,067 including tax. Next steps are to prepare the slab where the generator will sit. Chris Sands is looking to upgrade the pad to ensure no rotting takes place on the side of the building. He will fill in the dirt gap between the current pad and the pump house building with concrete and add flashing to prevent water damage and/or wood rot to the building. Cost for this upgrade is NTE \$1,500. Also need to pour a slab for the propane tank to sit on, then order a tank and hook the tank and generator together.

e) Watershed sanitary survey

Vincent

Vincent will work with Balance Hydrologics with the goal of beginning the survey work in August. The budget is between \$7,000-\$8,000 for this required survey.

f) Water conservation guide

Dana

Dana continues to work on this project. **Would appreciate one or two members of the community to assist. This is a great way to learn about how our community makes its own water and what affects water production.** The water conservation guide was an idea sparked during last winter when we had to dramatically conserve water during a series of storms. It is counter-intuitive to think you need to conserve water while it is flooding your backyard. In truth, the water plant cannot process water during storms because of too much turbidity, which means the water is cloudy/opaque and thick with particulate matter. This means water cannot be processed, so we use just what is in the tanks. Hence, the conservation.

VIII. Roads

a) Roads update

Board

The lower part of Kiowa has noticed some street signs have been missing, such as speed signs and "not a through street" signs. We believe these signs were removed when PG&E did some work. The signs were placed on the ground, but then they were taken. Does anyone know where the signs may be? Will check the water plant and under the clubhouse. May need to order new signs.

Tim Shanahan sent a note stating he is no longer interested in building the bridge/road on Apache. The Board would still be interested in working together if he changes his mind.

IX. Playground / Clubhouse / Community

a) Repairing stairs to Apache Trail

Vincent

Plan to relocate the stairs from Apache to the Clubhouse toward the end of the open space. Start date is planned be around the beginning of August. Piping handrails will be added later. The existing stairs will be eventually dug up and used as backfill to make the field larger.

The area at the end of the playground, where the chipping pile is, has been graded for installation of a horseshoe pit. This is being done by volunteers with the hopes that a second pit can be constructed with donations made by hosting a community horseshoe competition. 😊

A potential new resident, Dusten Salinas, introduced himself. He is looking at the land at the end of Walla Walla. He was asking for information about the rules for how to widen Walla Walla to meet county requirements. The county wants the road to be widened and shored up before building can begin. Will need to look at where the road ends and the driveway begins. Can discuss cost sharing. Will keep in touch.

X. Adjourn

David

Meeting adjourned at 8:17 p.m.

The next Board of Directors Meeting is scheduled for Thursday, August 13th at 7:00 p.m. at the Chemeketa Park Clubhouse, unless Santa Clara County is still in a Shelter-in-Place order. In that case, the meeting will take place virtually with information to be shared at that time. All members are welcome and encouraged to attend.