

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 – <https://chemeketapark.org/contact>

Board of Directors Meeting, August 12, 2021

I. Call to Order

David

Meeting was called to order at 7:04 p.m. In attendance: David Casper, Dana Hartzell, Vincent Mackewicz, Dawn Bonin, Rob Anderson, Lisa Ridenour, Brad Hartzell and a few members of the community; all joined via Zoom.

II. Review and Adopt Minutes

Board

David made a motion to approve the July minutes without changes. Vincent seconded; motion approved.

III. Public Comment

A community member suggested organizing an event similar to last year's Halloween COVID-friendly family happening. She will create a flyer and make copies to be included in this month and next month's billing.

A few residents asked the Board to explore how Chemeketa Park can enforce its own policies on vicious dogs and/or dogs off leash. This subject will be on the agenda for next month's (September) meeting. Dog and parking policies will be reviewed to determine if changes should be made and/or how to enforce. **Join the discussion with your constructive ideas at the September 9th meeting.** **ACTION:** Board evaluate and update bylaws if needed, ready for presentation at next meeting.

IV. Financial Report

a) Expenditures, budget, past due accounts

Lisa

Major expenses paid during the month of July: \$9,566 to Apex Insurance for annual policy renewal; \$4,497 to Cypress Water for chemicals; \$2,248 to PG&E for power; \$1,646 to Furlo and Furlo for road repair; and \$650 for park maintenance. There are currently 5 delinquent accounts greater than 90 days past due; total amount due is \$17,880. Of these accounts, 2 have water shut off, 2 are on payment plans.

V. Fire Safety

a) Firewise program update

Jody

Chemeketa Firewise would like to thank the Board for having the maintenance crew clear around the fire hydrants in the park. The Firewise community goal for August is "Focus on the First 5 Feet". That means the area closest to your house, including plants, decks, outdoor furniture, etc. which are most vulnerable and should be more aggressively maintained for fire resistance. A flyer was sent in last month's bill and is also currently posted on the website: <http://www.chemeketapark.org/news/216/focus-on-the-first-5-feet/>. Still waiting to hear back from the CA Fire Association regarding the \$15K grant for evacuation route clearing. If the grant is not awarded to CP, Firewise will utilize the money in this year's budget to begin the work on evacuation route clearing. Request was made for Chemeketa Park Board to authorize completion of the brush clearing in these areas: around the playground, behind the clubhouse/garden, the redwood grove.

Chemeketa Firewise asked the Board to continue looking into a policy stating how to handle the removal of fire hazards with property owners who are not taking care of their property. A commitment was made that a straightforward policy will be presented at next month's meeting, including how to declare if something is a risk to the community (**another reason to join the meeting September 9th**). Firewise will also promote more education about this subject with residents – front yard/back yard – walk your property, notice what is around your neighborhood.

My SOS Family is a one-way communications app which can quickly communicate important information. The Board is considering using this app to assist in notification about water shortages, road closures, or other vital information.

COMMUNITY: Please let the Board know if you think this is a useful tool that you would like to use.

VI. Water Report

a) Water Operations Report

Miles

Total treated water production for July (31 days) was 768,677 gallons, **which is a 16% decrease in usage. Good job to our community** – but we still need a bit more, another 4%. The average daily usage per hookup was 165 gallons. The average raw water turbidity for water entering the plant was 1.070 NTU and the average finished water turbidity was 0.038 NTU (.300 NTU is

the maximum turbidity allowed by the state). Rain total for the month was 0 inches. Average filter flow rates: 18 gpm; chlorine usage: 21 gals; alum usage: 41 lbs. Montevina Pipeline water usage this month was 35,545 gallons. With the Moody Gulch water flow decreasing, the plant cannot keep up with demand. Therefore, the Montevina Pipeline was utilized this month and will continue to be needed.

The CA State Department of Drinking Water inspected the water system. Cypress Water believes the inspection went well; waiting for the write up.

Guy Furlo gave the Board an update on replacing two wharf hydrants - one cannot close (leaking) and the other cannot open. Guy estimates the hydrants to be about \$170 each, \$25 each for caps, plus labor. Repairing the hydrant at Apache/Walla Walla will make it viable for use by the fire department. David made a motion for funds NTE \$950 to repair the hydrants at Apache/Walla Walla and at Nez Perce/Blackfoot. Dana seconded; motion passed.

Cypress Water installed the main pump meter this month, which supported concerns that water flow restrictions are created by a section of small diameter transmission lines. Even with both pumps online, the plant can only transfer about 24 gpm from the treatment plant to the storage tanks. Cypress believes the cause is due to restriction in the dedicated line from the main pump to the tanks. Need to install a dedicated transmission line. There are funds in this year's budget to do the first part of this project – from the pump house to the connection at Apache Trail. The Board will put a team together to solve this problem ASAP.

ACTION: Miles to submit a quote for this work to be done. **ACTION:** David to confirm the available funds in the capital improvement plan budget.

b) Tank painting project status

Lisa / Miles

Vivid Paint has been contacted to paint Tank 2. They will call us with a date as soon as they complete their current project.

c) Drought preparedness

David / Miles

The Good News: Our community reduced its water consumption during the month of July by 16%. Way to go! We still need to reduce even more, hopefully up to 20%, but this shows the dedication and mindfulness of our neighbors to help make a difference. Thank you!

The Not So Good News: Moody Gulch, the source of our water, is flowing at about 58% of its usual capacity, and that capacity will most likely continue to decline over the next couple of warm months. That leaves us with a gap of 42% that is being filled by the Montevina Pipeline (SJW). While it is good that we have an alternate source of water, it is an additional cost to the budget. Based on using San Jose Water (SJW) at a rate of about 9 gpm, **it costs our community \$2,725 per month** at this point. If we don't get rain until December, and we continue at this rate over the next 5 months we will have spent \$13,620 extra for water!

ACTION item for the entire Community – continue with the good conservation efforts but increase reductions to 20% (we saved at a rate of 16% this past month – let's get to 20% by the next Board Meeting, September 9th). We can do this!

There are water saving tips on the website and the Board will continue to send tips via the water bill and the Mailchimp email. If you have not signed up for email updates on important community issues, go to: www.chemeketapark.org/subscribe/ .

d) Los Gatos Creek system status

Brad / Miles

The Board needs to meet with SJW to know if CPMWC still has water rights with SJW. Topics for discussion: develop a perpetual agreement vs. year-to-year; charge us for raw water vs finished water; and what are they willing to let us do (maintain and flow the system once/month). Funding for this project will come from the emergency fund. David made a motion to authorize Brad to contact SJW on the Board's behalf regarding access to LGC water. Dawn seconded; motion passed.

ACTION: Brad will reach out to SJW regarding the water rights and let them know what we would like to do.

PLAN OF ACTION for Los Gatos Creek (LGC) project:

BRAD: Begin initial contact with SJW.

MILES/AARON: 1) Make sure the LGC connection to the pump house is viable and works. 2) Determine if we need to install the previously purchased water pump into the LGC pump house or use the one that is currently in use. 3) Make sure there is proper plumbing to the LGC pump house and that the pipes from the pump house to the LGC water tank are working. 4) Make sure water transmission lines from LGC to storage tank to treatment plant are working. If not working, determine what is needed to make them work. 5) Determine total cost for this LGC project.

BOARD: Request the maintenance crew to reduce the brush surrounding the LGC tanks, pump, supply lines, etc.

BOARD: Decide before the September meeting on the type of tank needed for LGC. Currently at the site there is a 15,000-gallon redwood tank that needs to be lined. Received a quote from Carson Mfg. Co. to supply that liner at \$10,400. The other option is to purchase a smaller 5,000-gallon tank at the same price. **UPDATE** 8/17/21: Cypress Water supports the Board's approval of lining the current redwood tank ASAP.

BOARD: A water transmission line will need to go across SJW property, and two private properties with new owners. Determine how to work with these property owners.

e) Distribution system survey

David / Brad / Miles

Penhall Technologies sent the drawings to Miles, however, they are in an Autocad version. Penhall will send a PDF or Google version so all parties have a way of reading the report.

f) Short well project status

Vincent

The Watershed Sanitary Survey is nearing completion, however Balance Hydrologics still needs a few more pieces of information which Cypress Water should be able to provide. The requested information includes: 1) A spreadsheet showing water consumption rates since we started purchasing water from SJW in 2017: consumption by month/year; volume produced by Moody Gulch; volume purchased from SJW; water diverted from Los Gatos Creek (should be 0 gallons for past 5 years); and any comments on our choice to purchase water from SJW. They also requested a statement regarding limitations on how much water CPMWC can purchase from SJW (when, max rate, max volume per year), and whether it all comes from a single source in the SJW system. **ACTION:** Miles/Vincent – please respond to Balance Hydrologics ASAP.

The short well project is unfortunately on hold waiting for the Watershed Sanitary Survey to be completed. Once completed, however, there is growing concern that a short-well may not be a project we should pursue. This is due to questions about water rights/consumption rates for Moody Gulch, and whether Chemeketa Park is already drawing more water than we are allowed via our surface water plant. The short-well will require a variance request approval by the Santa Clara Valley Water District, as it will be a non-standard well pulling water from a shallow depth of around 60 ft. Water from this shallow depth is considered surface water and is considered the same surface water source we are currently using, which brings into question the amount we are currently drawing and how much a short-well will increase our consumption from this source. Further, a well variance request will require a CEQA assessment for environmental impact which can take up to 2 years to complete. Brad Hartzell has generously offered to discuss this with his CEQA contacts to see what has already been completed via previous projects that could be reused for the short-well project. **ACTION:** Brad will reach out to contacts regarding CEQA.

VII. Roads

a) Roads update

Board

Received a bid from Bay Area Asphalt and Cement Works to paint the (10) speed humps in the park. Most need to be blacked out to remove the old white lines. The bid is for \$1,145. This company was recommended by Guy Furlo and has a very high rating among California licensed contractors (top 9%). David made a motion to approve funds NTE \$1300 to hire Bay Area Asphalt and Cement Works. Dawn seconded; motion passed. **ACTION:** Dana will set date for work to be done.

VIII. Playground / Clubhouse / Community

a) Apache stairs project

Dana / Board

We received two bids for the handrails to be added to the stairs on Apache; one is metal, the other is wood. The metal pipe handrail quote is for \$2,275. The pipe railings rarely need any upkeep, so they would theoretically be a one and done. The wood handrail quote is for \$1,740. The materials would be redwood. Staining is recommended every 3-4 years to keep it looking nice. Wood also can splinter as it gets older. May need to be power washed every few years. The Board took a vote and the decision was to go with the metal pipe handrail. **ACTION:** Dana to contact contractor and set a date. Funds are NTE \$2,500

b) Clubhouse septic and other repairs

Board

Lisa will contact Able Septic Service for a bid on clearing the septic tank at the clubhouse. **ACTION:** Lisa

c) Bulletin Boards

Dana

It was determined that building our own bulletin board structure would be too costly. So, the Board has decided on the United Visual Products Enclosed Outdoor Bulletin Board. Cost is \$1,891.21 including shipping. We will need to hire someone to have the posts mounted into the ground. Dana made a motion to approve funds NTE \$2,000 for an outdoor bulletin board to be purchased and installed outside of the playground. Vincent seconded; motion passed. **ACTION:** Dana/Lisa will order, ask someone to install.

IX. Adjourn

David

Meeting adjourned at 9:01 p.m.

The next Board of Directors Meeting is scheduled for Thursday, September 9th at 7:00 p.m. The meeting will be held via Zoom, until the mask mandate for indoors is lifted. The Zoom meeting invite will be available on the Chemeketa Park website: www.chemeketapark.org. All members are welcome and encouraged to attend.