

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, February 11, 2021

I. Call to Order

David

Meeting was called to order at 7:05 p.m. In attendance: David Casper, Vincent Mackewicz, Brad Hartzell, Rob Anderson, and a few members of the community; all joined via Zoom.

II. Review and Adopt Minutes

Board

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

III. Public Comment

Board

A resident noticed a group redwood trees that have been undermined on lower Comanche due to intense water flow during storms. Discussion about who is responsible for that piece of property; it's difficult to tell. **ACTION:** Brad will take a look.

Complaint from residents regarding the fence on the Apache bridge. The visual cloth barricade on the fence blocks the view and residents would like the cloth to be removed, along with the trash that has been left on the property. **ACTION:** The Board will take a look and then request the property owner remove the cloth and clean up the area. If the property owner refuses, the Board will authorize removal and forward the bill to the property owner.

IV. Financial Report

a) Expenditures, budget, past due accounts

Lisa

Major expenses for January were: \$1,267 to San Jose Water for Montevina pipeline use and service charges; and \$650 for park maintenance. There are currently 5 delinquent accounts greater than 90 days past due; total amount due is \$14,916. Of these accounts, 2 have water shut off; 2 are on a payment plan; and 1 has been sent a past due notice.

b) Opening new bank accounts

David / Lisa

It appears that US Bank is more friendly to non-profit companies than Wells Fargo. Therefore, the Board will open new accounts with US Bank. **ACTION:** David, Lisa

c) Capital planning kickoff

David

The Board will hold a meeting on Thursday, February 25th at 7:00 p.m. to begin reviewing the capital plan for next year. The capital plan prioritizes large projects to be accomplished for the next year and beyond. This will be a working session and will be reported back in the March Water Board meeting, where approval for the plan will be voted on and the budget will be created.

V. Fire Safety

a) Firewise program update

Jody

Firewise continues to work on hazardous fuels clearing – this month the focus was on the Clubhouse and around the back side of the fairy ring. **There will be a chipping opportunity on Saturday, February 27th.** Prep work will be done on Saturday, February 13th to prepare for the chipping day. Meet at Assiniboine at 10:00 a.m. for assistance. Planted 5 new redwood trees behind the garden to replace trees that have fallen and to create a canopy to keep brush down.

The Area of Refuge has received its first tools. Need to find a storage area for these tools, possibly in the underneath space below the clubhouse. Will need a new lock and possibly a new handle. **ACTION:** David to replace the key safe.

Firewise has applied for a \$500 grant from NFPA to do home hardening work around the Clubhouse making it safer from fire ignition, as this will be our Area of Refuge in case evacuation is not an option. The primary goal of the project will be to clear out all flammable materials away from the foundation, replace the mesh around openings with 1/8" mesh, and lay base rock around the perimeter.

In order to keep our Firewise Community status, NFPA requires the majority of the community to participate in an "Education Day" event. This year, because of COVID-19 restrictions, the Firewise annual Education Day will consist of recorded workshops that residents can watch in the comfort of their own home AND enter to win an amazing gift basket! Check out the flyer that is included in your water bill as well as the Chemeketa Park website and Nextdoor for details. It's really important for everyone to participate in Education Day as this determines our continued involvement as a Firewise community.

The annual FireSafe Council chipping day this year will be Sunday, April 18th. It will be POD style, same as last year, which means your POD can create and log a pile and the chippers will come to each pile. The plan is to broadcast the chips onto the property where the chipping pile is. If residents want their chips hauled away, each homeowner will need to make their own arrangements with the contractors (it will probably cost \$\$).

VI. Water Report

a) Water Operations Report

Miles

Total treated water production for January (31 days) was 745,465 gallons. The average daily usage per hookup was 160 gallons. The average raw water turbidity for water entering the plant was 1.19 NTU and the average finished water turbidity was 0.055 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain total for the month was 10.28 inches. Average filter flow rates: 23 gpm; chlorine usage: 31 gals; alum usage: 10 lbs. No water was purchased from the Montevina Pipeline this month.

A member of the community reported a leak on Comanche by Assiniboine. Miles visited the site. The leak is coming out of the middle of the homeowner's driveway. It was recommended that Guy Furlo take over this project. The plan is to complete the work in February.

The new property owner at the end of Walla Walla is planning to build a house on his property. The owner has received a notice from the County and the fire district that states Walla Walla is too narrow and must be widened. Discussion included relocation of the drainage culvert and the Los Gatos Creek water supply pipe. The owner wants to have the pipe removed. Further discussion included: where is the end of Walla Walla? How do we actually get water to the site? Miles recommended we start with the utility location and GPS mapping survey and figure out where the lines are.

The Board discussed having a protocol put into place when an issue such as needing to shut off water takes place in the Park. This protocol should include notifications for minor disruptions of service all the way to notifications for major delays in having water restored, up to and including, the need to boil water which is required when the seal on treated water is broken. **ACTION:** Board

b) Distribution system survey

Miles

Cypress Water shared information on a company that offers utility location and GPS mapping services. They come highly recommended. Cypress Water will schedule a time for Board members to meet (via Zoom) with Penhall Technologies to discuss the process, cost, timeframes and what type of maps would be beneficial for our water system. **ACTION:** Miles set a date/time for this meeting.

NOTICE (occurring after the monthly Board Meeting): A water leak was detected on one of the tanks at the top of Ogallala. Cypress Water and Board members will meet on February 22nd to discuss repair of the tank, as well as looking to install a liner, which has been on the capital improvement plan.

c) Short well project status

Vincent

Vincent displayed the permit application for drilling the short well. Many Board members met with Aaron Bierman at the well site earlier this month to discuss location for the well. Vincent made a motion to pay \$500 to Valley Water for the well permit application fee. Rob seconded; motion passed.

d) Watershed sanitary survey status

Vincent

Still waiting – Vincent will try calling the front desk to see if we can get an update. **ACTION:** Vincent

VII. Roads

a) Roads update

Board

The lower section of Kiowa Trail tends to flood several properties after each good rainfall. Rich, some Board members and residents met to discuss possible solutions. Rich will get an estimate for possible cost. **ACTION:** Rich, Brad

VIII. Playground / Clubhouse / Community

a) Building stairs to Apache Trail

Vincent

The Board may have a resource to offer a bid on getting the stairs built behind the clubhouse. The cost will be higher than the previous quote from our local, non-insured professional. Will ask for a new quote. **ACTION:** Dana

Thank you to Hector who cleaned up debris from branch falling on the terrace at the Park. Part of the railing of the deck was crushed. Need to look at how much it would cost to fix these areas. **ACTION:** Board

IX. Adjourn

David

Meeting adjourned at 8:06 p.m.

The next Board of Directors Meeting is scheduled for Thursday, March 11th at 7:00 p.m. The meeting will be held virtually while Santa Clara County is still in a high rate of COVID-19 transmission. The Zoom meeting invite is available on Nextdoor and on the Chemeketa Park website: www.chemekektapark.org. All members are welcome and encouraged to attend.