

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, April 14, 2022

I. Call to Order

David

Meeting was called to order at 7:05 p.m. In attendance: David Casper, Vincent Mackewicz, Rob Anderson, Dana Hartzell, Brad Hartzell, Jody McCalmont, and a few members of the community. The meeting was also offered via Zoom.

II. Review and Adopt Minutes

Board

Dana made a motion to approve the March minutes without changes. Rob seconded; motion approved.

III. Public Comment

Joy reported on the completion of the playground structure project. Big thanks go to Joy and Victoria who created the plan; to Jody who connected us with Loma Prieta; Vincent for his help planning and taking drone pictures; Chris Sands and the demo crew; and then there was the mulch spreading crew helping to complete the structure. A big thanks to the community for both donating and supporting the plan even if donations were not possible. And lastly, thanks to the Board for backing up the plan and being supportive. A great example of working together as a true community. Now go play....and have fun.

There will be a few Board of Director positions open when the Annual Meeting is held on June 5th. Becoming involved in the community is a very fulfilling experience as well as an absolute necessity for keeping things operating. You will learn how water is processed and distributed to each home. You will be an integral part in keeping our roads and public spaces safe and up to date. There will also be some "committee" positions available, which work on specific projects. It takes a village...as they say.

IV. Financial Report

a) Expenditures, budget, past due accounts

Lisa

Major expenses paid during the month of March: \$2,200 to PG&E for electricity at water plant (2 months); \$1,868 to San Jose Water for Montevina purchases/service; and \$650 for park maintenance. There are currently 5 delinquent accounts greater than 90 days past due; total amount due is \$18,562. Of these accounts, 3 have water shut off, and 2 received a letter.

b) Capital project status

David

As the new fiscal year begins in May, this section will be updated monthly to keep track of major projects being worked on. As of the month of April, the leak on lower Kiowa was repaired.

c) Budget planning meeting

David / Board

The final budget planning meeting for next fiscal year was held on March 31st. David made a motion to approve the new budget figures from the Budget Planning meeting. Rob seconded; motion passed. There was discussion about the high rate of inflation and how that is affecting costs for projects in the community. The continuous drought is also a possible area of concern in regard to the increased need to purchase water from SJW. David made a motion to approve the engagement letter for Michael Murray, CPA, in order to generate the end of year financial review and prepare taxes in a timely manner. Rob seconded; motion passed. In June, the Board will begin to look for a new financial services representative for the next fiscal year.

V. Fire Safety

a) Firewise program update

Jody

Hosted a Firewise Family Fun Day in April. There were fire engines from both CalFire and Santa Clara County Fire Department (E84). The Household Hazardous Waste Day was a success. Thank you to Victoria for organizing this event for the past three years. It is a safe and efficient way to get rid of lots of hazardous materials around your property. The annual Volunteer Workday is April 16th at the intersection of Comanche and Delaware. The deadline to register piles for the chipping day was April 10th. Piles must be completed by April 24th. At that point, nothing can be added to the piles. There were 11 piles registered. It is anticipated the chips will be broadcast back onto the property. Applied for a cost share grant through the FireSafe Council where Chemeketa Park does \$5,000 of hazardous fuel reductions and then FireSafe Council matches the \$5,000 to be used for more hazardous fuel reductions. Work would be done in the fall.

VI. Water Report

a) Water Operations Report

Miles

Total treated water production for March (31 days) was 791,924 gallons. The average raw water turbidity for water entering the plant was 6.10 NTU and the average finished water turbidity was 0.082 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain totals for the month was 2.3 inches. Average filter flow rates: 19 gpm; chlorine usage: 10 gals; alum usage: 0 lbs. The Montevina Pipeline water usage this month was 0 gallons.

b) Los Gatos Creek system status

Brad / Miles

David talked with Marty Feldman of Raineri Water. They are interested in beginning discussions on updating the Montevina Pipeline connection so there is a connection/meter for CP, one for Raineri, and ultimately one for Aldercroft Heights. Marty is looking for a contact at San Jose Water to start that discussion. **ACTION:** Brad will share his SJW contact with Marty.

c) Transmission line project status

Brad / Miles

Brad spoke with Guy Furlo. Guy has second thoughts about the original plan for the transmission line. He states that a similar project he worked on about 10 years ago is showing signs of failing (drooping) due to the plastic pipe and cable. Brad has an idea of increasing the number of support straps to hold up the pipe, so no drooping occurs. **ACTION:** Brad will discuss this new idea with Guy and Miles and also make contact with the company Miles recommended.

d) Short well project status

Vincent

Vincent has reached out to the Division of Water Rights via email and phone. The immediate next step in the short well process is to determine if Chemeketa Park Mutual Water Company has water rights to drill a short well as an additional water source. The water rights are in question primarily due to two reasons: 1) The current water permit is very old and lists water should be drawn from our current surface water plant only, and only during certain months - summer/spring. 2) The short well will be drawing from this same source since a "short well" is considered a surface water source. We need to determine if we will be granted approval to draw additional water from this source before proceeding with any other well planning. **ACTION:** Vincent will contact the DWR about our current water permit so we can move forward on the short well project.

e) Clearwell planning status

Brad / David

Cypress Water has contacted Superior Tank and Columbia Tank regarding pricing on a replacement for the redwood tank as well as estimates on permits, engineering, and tank pad fees. Meanwhile, Miles has a phone meeting with Eric Lacy from the Division of Drinking Water on Monday, April 18th regarding the replacement of this tank. On another thread, there is a Small Community Drought Relief Program grant that members of the community are exploring to help with funding for the tank and other parts of our distribution system. **ACTION:** Cypress Water will follow-up with Eric Lacy conversation and gather information on tank estimates.

VII. Roads

a) Roads update

Board

Rich laid out some river rock in certain areas around the park to reduce erosion along the road. He also gave David information about areas that may need retaining walls. **ACTION:** David will share the information about retaining walls with the Board so an action plan can begin. **ACTION:** Dana will get another bid for the road widening project on Navajo.

b) Apache Trail bridge cleanup

David / Board

Property owner declined to do the clean-up. The Board will find a contractor to work on this project. **ACTION:** David will find a contractor for removal of barricade from Apache bridge.

VIII. Playground / Clubhouse / Community

A proposal was made to add a lock on the door that separates the restrooms from the inside of the Clubhouse. This way, residents can use the restrooms during outdoor events, but stay out of the main building (unless it is rented). **ACTION:** Lisa to talk with our handyman about getting this done.

Meeting adjourned at 8:35 p.m.

The next Board of Directors Meeting is scheduled for Thursday, May 12th at 7:00 p.m. at the Clubhouse. The meeting will also be held via Zoom, which is available on the Chemeketa Park website: www.chemeketapark.org. All members are welcome and encouraged to attend.