

**Chemeketa Park Mutual Water Company**  
P.O. Box 588, Redwood Estates, CA 95044-0588

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Water issues? Call Miles Farmer at (831) 920-6796  
Questions? Call Lisa Ridenour at (408) 792-7762  
Contact the Board – <https://chemeketapark.org/contact>

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**Board of Directors Meeting, August 11, 2022**

When appropriate, the minutes will include hyperlinks for quick references to additional pertinent information. Go to the website at [www.chemeketapark.org](http://www.chemeketapark.org), click on “Water Company” then “Meeting Minutes” to take advantage of the additional information.

**I. Call to Order**

**David**

Meeting was called to order at 7:02 p.m. In attendance: David Casper, Dana Hartzell, Neil Abranyi, Marci Ripley, Brad Hartzell, Lisa Ridenour, Jody McCalmont, Erik Wilkerson, and a few members of the community attended via Zoom.

**II. Review and Adopt Minutes**

**Board**

Dana made a motion to approve the July minutes without changes. Neil seconded; motion approved.

**III. Public Comment**

Last month, our Board Member, Rob Anderson, had to step down. Marci Ripley replaced Rob as a Director. That leaves an Alternate Director position available. Dana made a motion to nominate Erik Wilkerson as an Alternate Board Member – 5 yes 0 no. Erik – you are on board! Thank you.

There have been several instances of mail theft recently. Discussion about possible deterrents such as signs at mailboxes stating, “these mailboxes are monitored – you will be prosecuted”. Also talked about signs at entrances of the park perhaps with cameras. Cameras should have high enough resolution to read license plates. **ACTION:** Neil will contact sign maker for quote.

**Help us celebrate OKTOBERFEST in the Park!** This is a family fun event which will be held on Saturday, October 22<sup>nd</sup> from 11:30 a.m. to 3:00 p.m. Bring something to put on the grill and to share if you like. The Board will provide the grill, plates, beverages, and activities. Would you like help plan this event? Please contact Dana to offer any assistance.

**IV. Financial Report**

**a) Expenditures, budget, past due accounts**

**Lisa**

Major expenses paid during the month of July: \$2,034 to San Jose Water for water purchases and \$850 to Gallagher Reedy Atty. for professional legal services. There are currently 3 delinquent accounts greater than 90 days past due; total amount due is \$19,915. Of these accounts, 2 have water shut off and 1 is on a payment plan. The Comerica bank account is now closed.

**b) Capital project status**

**David**

David reviewed the Capital Improvement Plan for 2022/23. There are two projects rolling over from last fiscal year: the water transmission line to Apache (\$35K) and replacing valves (\$15K). One project for this fiscal year is to either repair or replace the Clubhouse roof. Currently waiting for two more estimates before making that decision. David made a motion to approve funds not to exceed \$15,000 to either repair or replace the Clubhouse roof and authorize Dana to make the decision and move forward. Neil seconded; motion passed. Dana presented a list of small and not so small items that need attention for the Clubhouse to be presentable again. Dana made a motion to get repairs and updates to the Clubhouse, not to exceed \$2,000. Neil seconded; motion passed. Pest control is needed as the two years the Clubhouse was dormant, some mice moved in. Waiting for one more quote for this project. Lastly, David made a motion to update the budget with the adjusted numbers in the Capital Improvement Plan status report. Dana seconded; motion passed.

**c) Board AB54 training schedule**

**Lisa / Board**

The new Board Members are aware of the training and will complete within 90 days.

**V. Fire Safety**

**a) Firewise program update**

**Jody**

The Firewise crew is focused primarily on Hazardous Fuel Reduction (HFR), Household Ignition Zones (HIZ), and emergency evacuation. **HFR** - In early/mid-September, an HFR crew will work at key locations in Chemeketa to make our evacuation routes more accessible. This work is funded by a grant we secured from the Firesafe Council. In addition, a big shout out to volunteer Rich who is out there working nearly every day, and to a crew of neighbors who have been clearing weeds and brush for several weekends. There is no news from San Jose Water regarding the massive watershed HFR work they have committed to. This work was scheduled to begin now. **HIZ** - Huge thanks for Beth and Paul who volunteered to serve as HIZ Assessors for Chemeketa residents who want to learn more about how to make their homes and yards as fire safe as possible. This team has

received training and is ready to conduct more assessments. In addition, Firewise has created an HIZ "Toolkit". They have some supplies available to give or loan to all residents (i.e. 1/8" hardware cloth to cover vents, a dryer vent cleaner). **Evacuation Routes** - You will soon receive a mailing with educational information about evacuation planning as well as an evacuation door hanger. The door hangers can be left on your door to inform emergency personnel that you have evacuated. This winter Firewise will host an evacuation workshop and in the spring will coordinate with local emergency agencies to conduct an evacuation exercise in the Park.

## VI. Water Report

### a) Water Operations Report

Miles

Total treated water production for July (31 days) was 957,387 gallons. The average raw water turbidity for water entering the plant was 6.664 NTU and the average finished water turbidity was 0.045 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain totals for the month was 0 inches. Average filter flow rates: 21 gpm; chlorine usage: 23 gals; alum usage: 0 lbs. The Montevina Pipeline water usage this month was 0 gallons.

### b) Los Gatos Creek system status

Brad / Miles

The Forest Health Grant project should begin in September 2022. This project includes vegetation removal throughout the Los Gatos Creek watershed, much of which touches our community. Will decide about the LG Creek infrastructure at that time.

### c) Apache Transmission line project status

Brad / Miles

Guy was given the green light to begin this project. He will advise us of a start date. **ACTION:** Brad to confirm start date.

### d) Short well project status

George

If you have been monitoring the short well project over the past several months, you will recall that this project cannot move forward until water rights are reviewed and updated by the Department of Water Rights. Over the past few months, the Board has studied the history of water rights and CPMWC's rights specifically. At this Board meeting (August 2022), George Bruder presented a thorough background of water rights history from Chemeketa Park and the surrounding communities. Over the years, there have been a few attempts at renewing the CPMWC water rights. Linda Wallace, past-President of CPMWC from 2005-2015, had done extensive research. Here is some history: Chemeketa has a license to take .04 cubic feet of water per second from Moody Gulch from April 1 to December 31. In 1961, Aldercroft applied for a permit to take .09 cubic feet of water per second from Moody Gulch and was denied due to insufficient water. In addition, Redwood Estates and Ranieri MWC have earlier rights than Chemeketa to take water from Moody. SJWC claims pre-1914 rights to the flow of Moody Gulch, which would allow them to protest any application Chemeketa submitted to the State to expand its water rights. Both SJWC and Chemeketa protested Aldercroft's proposed diversion of water. Furthermore, Moody Gulch is on the list of Fully Appropriated Stream Systems, which means that the State Water Resources Control Board (SWRCB) cannot issue a permit for additional water to be taken from Moody. In summary, we cannot change the water rights. Therefore, this subject is closed, and the Board and community will move forward accordingly.

David discussed the possibility of installing a sump pump into Moody Creek 6 feet down; he will investigate this option.

### e) Clearwell project planning

Jody

The Small Community Drought Relief Grant proposal was amended and re-submitted with the addition of replacing the tanks at the Upper Ogallala Tank Farm and updating the infrastructure. The total request is more than \$1.8 million. Due to limited funding from the state, we are likely to be considered only if we are deemed "urgent". With rather gnarly photos of the clear well tank at the lower Ogallala entrance, we have made our case. This was a big project to do in a small amount of time. Thank you to George, Jody and all involved.

### f) Tank #3 liner project planning

Miles

The materials for the Tank #3 liner are estimated to be in by the end of September, with installation in October. Discussed the leak noticed in Tank #1 with Carson Manufacturing. Should still be under warranty (10 years). They will take a look and advise.

### g) Water conservation efforts

Dana / Board

A reminder from our Water Master, Cypress Water Services, that we must continue to conserve water by at least 20%. As the summer progresses and the days are warmer, less water flows in Moody Gulch. The reduced water flow may require using San Jose Water at an additional cost to the community. Check the website for water saving tips. Check out a couple of kid friendly resources below (at the bottom of the page).

## VII. Roads

### a) Roads update

Board

**ACTION:** Get another bid for the road widening project on Navajo.

### b) Apache Trail bridge

David / Board

**ACTION:** Neil will take on the project of patching up the hole on the Apache bridge.

## VIII. Playground / Clubhouse / Community

### a) Clubhouse roof project planning

Dana

Received one quote for a new roof on the Clubhouse so far. Looking to get 2-3 more estimates. Also looking to get a quote for repairing the roof to get a few more years of use. Neil will look at that option and report back next month. **ACTION:** Chrissy will get estimates for new roof; Neil will get a detailed quote for repairs.

Meeting adjourned at 9:04 p.m.

### UPCOMING EVENTS:

**Oktoberfest – a family fun event – on October 22<sup>nd</sup>.** Details to follow.

### August Firewise Focus:

#### Evacuation Prep –

- Have a Go Bag prepared
- Stay informed – check out [Zonehaven](#) – info on evacuations for our area (SCC-E052)
- If the fire is IN Chemeketa Park DO NOT use Edwards (that is how the Fire Dept will enter Chemeketa Park)
- Follow evacuation routes – practice walking the evacuation routes with your family; your evacuation route is on the Chemeketa Park website [here](#)
- Don't load in the road!

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The next Board of Directors Meeting is scheduled for Thursday, September 8<sup>th</sup> 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](http://www.chemeketapark.org). All members are welcome and encouraged to attend.

### WATER CONSERVATION RESOURCES:

- What do you know about H<sub>2</sub>O? [Activity book](#) for kids
- Tips on conservation for [California](#)