

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 – www.chemeketapark.org/contact

Board of Directors Meeting, November 9, 2023

I. Call to Order

Dana

Meeting was called to order at 7:07 p.m. In attendance: Dana Hartzell, Erik Wilkerson, Teus Aarnoudse, Jody McCalmont, George Bruder, Brad Hartzell, and a few members of the community, both in person and via Zoom.

II. Review and Adopt Minutes

Board

Dana made a motion to approve the October minutes without changes. Teus seconded; motion approved.

III. Public Comment and Discussion

Board

The way the Board can most quickly contact the community about important issues (road closures, water issues, etc.) is to have you “Subscribe” on the website portal. If you have not already done this, please go to: <https://www.chemeketapark.org/subscribe/> or go to the website and hit “Subscribe”. This information is never shared with any other organization. There are about 50% of residents who are still not signed up to receive these important notices. Stay informed!! 😊

IV. Financial Report

a. Expenditures, budget, past due accounts

Lisa R.

Major expenses paid during the month of October were: \$8,460 to Cypress Water for new Generator from storm damage (submitted to insurance); \$5,800 to Huerta Tree Service for tree removal (Firewise); \$1,527 to PG&E for electricity at water treatment plant; \$780 to David Montion for leak repairs; and \$650 for park maintenance. There are currently 4 delinquent accounts greater than 90 days past due; total amount due is \$29,869. Of these accounts 2 have water shut off, 1 is on a payment plan, and 1 has been notified of a pending lien. **ACTION:** Erik will investigate electronic payment options for paying our monthly water bill. Start with education that most people can do it through their own bank.

Operations Manager: Dana will post a summary of the position.

V. Water Report

a. Water operations report

Miles

The Water Operations Report will be posted on the Chemeketa Park website as soon as it is available.

A relay switch in the Waterboy failed this past week. Unknown how much time elapsed before an alarm was issued. Water was not being sent to fill the tanks and as a result, the tanks became very low. Community was notified immediately about the water emergency and asked to have extremely restricted water use for 48 hours. The water company has been investigating the feasibility of refurbishing the current Waterboy as well as doing cost estimate planning to replace the current Waterboy/package water treatment plant with a new water treatment plant sometime in the future.

In August, Brad met with a company that manufactures, services, and installs packaged water treatment plants. They were to respond back with a quote but never did. Our water plant was refurbished 10-12 years ago, but the electronics are 30-40 years old. More discussion on this subject is needed and will be on the Agenda for next month.

Project: Repair weir gate before winter storms. **ACTION:** Brad will file an insurance claim when the weir gate project is complete. Upgrade and increase lighting around the pump house and treatment plant. **ACTION:** Brad will contact Chase Electric to submit a quote. Timing for this will be when stairs are done. **ACTION:** Teus will get one more bid for stairs to the water treatment plant.

Last month there was discussion about creating/updating a list for future projects that we can work on over the next 10 to 20+ years. This list will include storage (which is currently being updated with the CP Water Storage and Drought Relief Grant), transmission lines, the distribution system, and more. This will be a working file, so CPMWC continues to have forward thinking and planning. **ACTION:** Dana will begin to create the file and share it in our new “file sharing” area.

Lori Morris suggested an erosion control quick fix for the coming rains this week. Her crew will lay down a large piece of vinyl sheeting to prevent further erosion from the newly trimmed area by the water treatment plan and pump house. This will help out until we install a more permanent erosion control method.

ACTION: The Board will work with Cypress Water Systems to create a plan (protocol) for long-term power outages.

b. Los Gatos Creek system status

Brad / Miles

No updates.

c. CP Water Storage and Drought Relief project status

Jody / George

FINANCING: No new information.

DESIGN WORK

CIVIL ENGINEERING – Based on DWR feedback, Doug Allen submitted revised/updated draft site engineering plans for the upper and lower tanks. These have been sent to DWR as our 90% submittal. DWR provided additional feedback. There are no technical issues with the plans. Next submittal will be 100%. This will be completed after we receive ASA comments from the County.

ARCHITECTURAL SITE APPROVAL (ASA) AND PERMITTING – Jeff Tarantino, project engineer, submitted our plans to the County for architectural site approval. Feedback is expected in early December.

PROJECT MANAGEMENT – The project is expected to go to bid for a construction contractor in early 2024.

Jody, George, and Dana meet bi-weekly for project updates with Department of Water Resources Project Manager. In addition to our new Project Manager and are also meeting with a Senior Engineer. One invoice is outstanding and is in process.

NEXT STEPS:

- Continue to refine the site engineering plan.
- Continue the County Building Department permit process.
- Put the plans out to bid in early 2024.
- Develop a plan for water distribution when upper tanks are offline.

d. Meters and distribution system status

Meters: No updates currently on meters.

Distribution System: Valve replacement project – **ACTION:** Dana will create a priority list for valve replacements (with help) and find a contractor who can complete the work.

VI. Fire Safety

a. Firewise program update

Jody

(These minutes were taken 11/13/23.) Firewise team is working on dates and potential speakers for Education Day this Winter. The goal is to have an insurance representative (or two) to discuss current issues within the Santa Cruz Mountains and combine both Chemeketa Park and Aldercroft Heights community members. Opened discussions with new homeowners on Comanche regarding the redwood tree that has grown into an ingress/egress issue for emergency vehicles. Will search for some grant money to assist with this project. The South Bay Firewise Leaders put on a Shelter in Place presentation for all mountain communities. It will be updated to the Chemeketa Park website under “Firewise” or you can click [here](#) to watch. It has excellent information.

VII. Roads

a. Roads project updates

Geri / Board

Status of the Roads in Chemeketa Park:

- Resolved: No more trucks parking on Kiowa Trail between Comanche and Cherokee Trail.
- No Update: Road issue near lower Comanche x Nez Perce.
- New: SW Comanche x past Delaware: PG&E project to move power pole 16’ from the roads and trim the trees to 10’ below the power lines before the saplings can be removed from the roadway.
- New: Geri met with Assemblymember Gail Pellerin Saturday, November 4th at Paws & Policy at Butcher Dog Park. She requested her assistance with expediting the reopening of OSCH; additional state assistance/funding in cleaning up the private roads of any vegetation; and funding for road repairs. She has requested a town hall meeting with our community. Geri is working with her office to provide details of the history of the closure, road assessment, federal and state permits, and involvement by government agencies. Then, there will be a Board meeting with Assemblymember Pellerin’s office. Lastly, we will have a town hall for our community at the

Clubhouse. Date: TBA.

b. Planning for road crack sealing

Chrissy / Rich

Must have dry roads to do the sealing and we have had rain. Travis Bond Paving was here November 8th to check the streets, but said we are still too wet. Not giving up yet, as Travis says he will do what he can with the roads this coming week (November 13-15) before the next storm. Stay tuned. Update: Road crack fill process is complete! 😊

VIII. Clubhouse / Playground / Community

a. Clubhouse project updates:

Board

Clubhouse:

Teus contacted the contractor for the hardy board siding for the Clubhouse. They do not have the 1' bats for the siding that is similar to what is presently on the Clubhouse. Discussion about using the 2' bats. Also discussed lap siding which is a horizontal siding with a ½ inch overlap. Decided that is not a good choice as fire embers can become imbedded into the overlaps. **ACTION:** Teus will look into pricing for the 2' bats. Teus is also trying to find one more contractor/quote for stairs to the water plant.

The last piece needed for the Audio/Visual system in the Clubhouse for meetings, etc. was a WiFi Verizon 5G home internet to get the WiFi connection. That piece was attached at the meeting tonight and the system works well.

Erik made a motion to approve the use of Google Workspace for \$144/year, in 3 phases, to eventually replace Zoom for video conferencing, replace emails for primary contact, and eventually migrate documents from the current Dropbox. Teus seconded the motion, motion passed unanimously.

Here is an outline of the proposed 3 phases: Phase 1 – Use Google Workspace for video conferencing. Replaces Zoom. Cost is \$144/year for one email address and video conferencing software, 2 TB storage. Complete by November 15. Phase 2 – Use Google Workplace email as the primary contact for CPMUC. Complete by December 15. Phase 3 – migrate CPMWC documents from Dropbox. Complete by February, 2024.

Playground:

ACTION: Erik will be creating a list of improvements and/or upgrades for the playground. If you have suggestions, please send them to the Board at <https://www.chemeketapark.org/contact/> or click [here](#).

Community:

ACTION: Chrissy has offered to help update the County Ordinances that are out of date on the website.

IX. Adjourn

Dana

Meeting adjourned at 8:00 p.m.

HOW TO STAY IN TOUCH: To find out what's happening in the Park: Website: www.chemeketapark.org ; subscribe to the Newsletter list: www.chemeketapark.org/subscribe ; X-formerly known as Twitter: @chemeketapark (working on an update); Nextdoor; and check out the Message Board at the entrance to the playground.

The next Board of Directors Meeting is scheduled for Thursday, December 14th 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.