

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, January 11, 2024

I. Call to Order

Dana

Meeting was called to order at 7:02 p.m. In attendance: Dana Hartzell, Erik Wilkerson, Teus Aarnoudse, Chrissy Masterman, Lisa Anderson, Geri Markey, Dave Shimmin, 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 December minutes without changes. Erik seconded; motion approved unanimously.

III. Public Comment and Discussion

Board

The Board invited Hannah Bar Ness, the Field Representative for Santa Clara County from State Assemblymember Gail Pellerin's office, to join our Board meeting. She joined via Zoom to gather information about roads and water before Assemblymember Pellerin visits our mountain community for a town hall. Geri asked Assemblymember Pellerin to have resources and plans ready to share at the town hall, specifically dates for the reopening of OSCH, as well as helping mountain communities with possible grants to assist in updating infrastructure for mountain water systems. Brad offered to drive Hannah around the community to get a good feel for life up here.

IV. Financial Report

a. Expenditures, budget, past due accounts

Lisa R.

Major expenses paid during the month of December were: \$50,000 to JD's Underground for bollard repair final payment; \$5,000 to Huerta tree service for tree removal at lower tank site; \$3,991 to SJW for Montevina Pipeline water purchase; \$2,500 to Huerta tree service for tree removal at end of Assiniboine; \$2,322 to Tax Collector for property taxes; \$2,313 to PG&E for electricity at water treatment plant; \$1,353 to Confidence Landscaping for hillside tarping at water plant; and \$650 for park maintenance. There are currently 7 delinquent accounts greater than 90 days past due; total amount due is \$32,718. Of these accounts 3 have water shut off, 1 is on a payment plan, and 3 have past due notices. Brad and Lisa will work together to write an insurance claim for the bollard work and the extra tree work at the end of Assiniboine from the storms last winter.

b. Operations Manager Update

Dana

During the December Board meeting, we neglected to make a motion to approve the new Operations Manager position. So...Dana made a motion to accept Dave Shimmin as our new Operations Manager for Chemeketa Park Mutual Water Company. Erik seconded; motion approved unanimously. Dave reported on a list of small "get started" projects: set a schedule for the staining of the stairs behind the Clubhouse, set up a meeting with Guy and David Montion regarding setting priorities for updating valves, and assisting with the Clubhouse siding project if needed. Dave also updated the Operations Manager list of duties, which will be posted on the website as well as at the message board.

c. Website updates

Dana

Dave Shimmin's name and contact information has been added to the Website and we are in the process of having his contact info be included when residents use this tool for sharing information/requesting help. Discussion that there is a vacancy for Director, with Neil needing to step down from the Board. Geri is the next Board member in line of succession to become a Director. Will have further discussion and make a motion during February meeting. **ACTION:** Update "Director" list at February meeting.

V. Water Report

a. Water operations report

Miles

Total treated water production for December (31 days) was 561,610 gallons. The raw turbidity average for water entering the plant was 0.29 NTU and the finished water turbidity average was 0.081 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain totals for the month was 8.95 inches. Average filter flow rate: 22 gpm; chlorine usage: 14 gals; alum usage: 0 lbs. The Montevina Pipeline water usage this month was 110,884 gallons.

Water Project Updates:

Water Boy – Brad presented two “Water Boy” Packaged Water Treatment Plant, PWTP, options: A refurbishment project which would upgrade our current PWTP aka Water Boy, which is 42 years old. Cost would be about \$80,000 (labor cost would be additional). The second option is to purchase a new updated PWTP for \$360,000. This quote is for equipment and labor. There would be additional costs for a new PWTP, since installation will require a crane and temporary removal of the Water Treatment Plant, WTP, roof. Both options will require planning for costs. Either project would need to be placed on the Capital Improvement Plan for funding. A board member or a community member will need to research if there are County, State or Federal grant opportunities available. There are low interest rate loans available through the Small Business Administration that can assist us in this major project. The filter media is about 4 years old.

Stairs – CPMWC has received 3 bids for construction of the stairs leading to the WTP. One was for \$121,000 which was way out of our budget and more than what is needed. The next bid was for \$23,000 for full concrete stairs. There is concern that concrete will be too heavy for that hill and it will eventually fall from the weight. The third bid was with Aaron Chase Construction for \$16,500. This bid may need to be increased based on a possible need to build piers. Teus will get confirmation from Aaron Chase Construction on the price and confirm the job schedule for late March/April. Will need a deposit upfront for cost of materials.

Discussion about moving chlorine storage to another place, possibly outside.

Retaining wall – The wooden retaining wall heading from the street to the WTP needs to get on the schedule for upgrades to the plant. This wall is showing signs of wear and tear and needs to be updated.

Future Water Project Updates Needed:

- Improve the walkway between WTP and the Pumphouse.
- Contact Seidel Electric for a quote to upgrade the lighting in and around the WTP – Miles will follow-up.
- Repair/replace the weir gate at the WTP – Miles will update next month.
- Investigate new roofs for both the WTP and the Pumphouse; investigate installing new siding on both the WTP and Pumphouse; improve erosion control near WTP; and move abandoned Los Gatos Creek water connection.

b. Los Gatos Creek system status

Brad / Miles

No updates.

c. CP Water Storage and Drought Relief project status

Jody / George

There were significant changes to the water project update at the time of the Board meeting. The following is the newest information. Project Engineer Jeff Tarantino was able to get an update from the County Planning Department (they recognized that they had caused a delay and made a mistake in delineating the process for our project). Here is a summary:

- Schedule pre-application meeting with County Planner in the next few weeks.
- Submit any missing or revised documents beyond the Engineering Plan after pre-application meeting.
- We now understand we need a hearing with the Planning Commission likely within 1-2 months of complete application.
- Apply for building permit in parallel with Planning Commission hearing (pending approval by Planning Director).
- County staff will strive to streamline the process understanding that we are working within a schedule with DWR.

While this error in communication may set our timeline back a bit, the good news is that we finally have a live person to work with rather than email only. This should be very helpful in the long run.

The project is still expected to **go to bid** for a construction contractor in late January. Bids will be “conditional” given that we are still in the permitting process. This is not uncommon practice in the industry.

Jody, George and Dana meet bi-weekly for project updates with the Department of Water Resources Project Manager, and sometimes a Senior Engineer.

Invoice #106 - just submitted to DWR

d. Meter Project status

Board

Meters: This project must be completed by 2032. The Board needs to assign a Project Leader and create a broad description of this project. Dana asked our County representative, Hannah Bar Ness, if there is grant money available for this large project. **ACTION:** At the February Board Meeting, request help from a Board member and/or a community member to spearhead this project.

e. Distribution System

Board

Distribution System: Valve replacement project – Dave Shimmin will meet with Guy Furlo and Dave Montion in March regarding this project. The goal is to make a priority list for valve replacements. Discussion about getting a list of what parts and valves we have and what will be needed to accomplish this task. Miles has some of this hardware in his stock. **ACTION:** Dave Shimmin and Dana will create a priority list for valve replacements.

VI. Fire Safety

a. Firewise program update

Jody

Chemeketa Firewise will host an **Educational Workshop on February 3, 2024** with a focus on **homeowner insurance non-renewals**. Speakers to include staff from the California Department of Insurance and United Policyholders. Content will include:

- What to do if you have, or anticipate, an insurance non-renewal.
- Important considerations to make sure that you are adequately insured.
- Why is the state of CA in this position? What is being done to ensure that homeowners have access to insurance and that the insurance industry remains solvent?
- Staff from the California Department of Insurance and United Policyholders will address these issues and answer your questions. **Be sure to attend – February 3rd at the Clubhouse.**

The Chemeketa Firewise Action Plan was submitted for a 3-year renewal. After NFPA changed the format and rejected all applications, Mara rewrote and submitted the 2024-26 plan. It was immediately approved. Thank you, Mara!

Partial funding has been secured to remove the redwood that is blocking ease of movement for fire apparatus on Comanche. We will obtain two additional bids and work to secure the balance of funds soon. The FireSafe Council does not have much available for community groups to do local projects.

VII. Roads

a. Roads project updates

Geri / Board

It appears some of the road crack fill applied to the cracks in the street a few months ago is coming off. This may be due to the wet conditions we've had since completing this job. **ACTION:** Dana will contact Travis Bond regarding this situation.

Status of the Roads in Chemeketa Park

- New: Delaware Trail repair dip and paving – Fix paving to mitigate trucks/cars from tipping or falling off the roadway onto Comanche. Yellow traffic paint will be placed during dry conditions until the repair and paving can be scheduled.
- New: Road Sealing – The road crack fill has come off in several areas, such as Navajo X Arapaho and Comanche between Navajo and Delaware.
- New: Navajo between Ogallala and Kiowa – fix depression in road and mitigate water flow into owners' property. Request to be completed by SCCRA. Date: TBD
- Update: OSCH 1: Full closure – reopening TBD: OSCH 2, 3, 4: Will potentially close to one lane. Geri has requested assistance from Assemblymember Gail Pellerin's office to get OSCH open as soon as possible due to emergency vehicles and safety access for all commuters and surrounding communities.
- Update: Ongoing communication with Assemblymember Gail Pellerin to provide details of the history of the OSCH closure, road assessment, federal/state permits, and involvement by government agencies. Townhall date: TBD
- Update: Ogallala Warpath X OSCH > Ogallala Warpath X Navajo and Edwards X OSCH > Navajo X Pawnee: Sealing and/or paving. Request to be completed by SCCRA. Target month: May, 2024. However, it may be postponed due to water pipe work.
- Update: Navajo X Pawnee and Nez Perce X Modoc: Road repair to fill the depression from road cuts. **ACTION:** Dana to discuss with Miles.
- Update: Sioux Trail – Dave Sanchez has documentation that the Board agreed several years ago not to maintain the road.
- Apache Trail – "Abandoned Road Request" – Does it exist or not before safety signs or bollards are put up.
- No updates: Road work on lower Comanche X Nez Perce (veg management).
- No update: SW Comanche X past Delaware re: pending PG&E feedback on who owns the pole, here is what we are trying to accomplish: Move power pole 16' from the road, trim trees 10' below the power lines, and then be able to remove the saplings from the roadway.
- No update: OSCH X Edwards re: drain to be cleared by SCC Roads & Airports (SCCRA). Date: TBD
- No update: SE Comanche X Nez Perce: Request for PG&E to trim 10' below primary and secondary power lines.

VIII. Clubhouse / Playground / Community

a. Clubhouse project updates:

Board

Clubhouse:

Waiting for the third, and last, bid to replace the siding on the Clubhouse. Current bids are: \$21,000 and \$44,000.

Discussion about updating the door locks at the Clubhouse. The purpose is to allow community members to use the bathroom while visiting the playground. Steps: Install a new front door lock. Repurpose the old front door lock to the door for the bathroom entry from outside. Share code for bathroom door with community so it can be used while visiting the playground. One bathroom will be available for this convenience. The other bathroom door will remain locked. **ACTION:** Get cost proposal for this project. **ACTION:** Teus will purchase the Clubhouse front door lock, new bathroom door lock and install both. **ACTION:** Geri will write the "rules" for using this bathroom and will notify the Community of the new lock combination when this project is completed. **ACTION:** Dana will make a poster of what is expected.

Playground:

No updates.

Community:

No updates.

IX. Adjourn

Dana

Meeting adjourned at 8:58 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, February 8th 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.