

Monthly CPMWC Board of Directors Meeting
Wednesday, March 19, 2025 - 7:00pm - Clubhouse
BACKGROUND AND PREP

Closed Session (~15 mins): Water shut off policy review

Tree Removal Policy: common private roads

- [Bylaws dated July 19, 2020](#)
 - 5.1 Obstruction of Chemeketa Park roads or storm drains.
 - 5.1.1 Obstruction of roadways or natural or artificial storm drains running through or under any roadways is prohibited. Such obstructions shall be considered nuisances.
 - 5.1.2 The Board may remove any obstruction on or near roadways or drains to prevent or remove a clog or stoppage of such drains. Any person or agency that places or causes such and obstruction shall be liable to the CPMWCo for any expense in connection with its removal.
 - 5.1.3 Types of obstructions include the following.
 - 5.1.3.1 Any tree, hedge, shrub or structure overhanging a road that threatens to impede traffic or endangers motorists, cyclists or pedestrians.
 - 5.1.3.2 Any vegetation, structure or object, which can interfere with the unobstructed view by motorists, bicyclists or pedestrians of approaching or intersecting traffic or directional signs.
 - 5.1.4 Notice to remove. The Board shall give written notice to the owner, tenant or person having charge or control of the premises to remove the nuisance so designated, within fifteen (15) days after the service of such notice.
 - 9.1.9 To clear the roads of any and all obstructions.
 - 9.2.1 Upon discovery of violations under Paragraph 9.1.9 and upon due consideration of the property owner's responsibility, the Board of Directors shall have the authority to assess the property owner for the cost of the removal of said obstructions.
 - 9.2.1.1 Such assessments shall be added to regular monthly assessments, and if not paid shall be treated in the same manner as any other delinquent assessment.
 - 9.2.2 Upon discovery of violations under Article 5 or Section 9.1, the Board of Directors shall serve the Member, in person or by first class mail, with a written notice.

- 9.2.2.1 The notice shall state the nature of the alleged violation and shall inform the Member of the right to a hearing before the Board of Directors.
 - 9.2.2.2 The notice shall also state that, if the Board of Directors finds that the Member is guilty of a violation, the Board may, upon a vote of a majority of the Directors present, suspend water service upon such terms and conditions and for such time as the Board deems appropriate.
 - 9.2.2.3 If an abusive condition continues after the first written notice has been served, and if it is more than ten (10) days until a regularly scheduled Board Meeting, then a Special Meeting of the Board may be called to consider immediate suspension of water service to the offending party. The offending party shall be notified to attend the Special Meeting.

Jose Membreno's Landscaping Contract Renewal May 2025 to April 2026 - no changes to current contract.

Prep information for Annual Board Meeting Due by April Board meeting:

- [Bylaws dated July 19, 2020](#) Article 9.1.7
 - To make improvements in the water system, roads, drainage channels, community clubhouse and other facilities which the Board of Directors deems to be in the best interest of the community.
- [Bylaw revisions](#)
 - Revise 9.1.3 to align with SB3 Water Shut Off Policy
- Annual Budget 2025-2026
- Voting: [Bylaws dated July 19, 2020](#)
 - Article 4.2: Proxies may be granted by the Board of Directors upon written request preceding an Annual Meeting of Special Meeting of the Membership. Article
 - 4.2.1 Proxies may not be solicited by either the Board of Directors or Members.
 - 4.2.2 Written requests must be presented to the Secretary of the Corporation prior to the vote at which the proxy is to be used.
- 30-day annual board notice to all stakeholders
- [Schedule of Fees](#)
- [SOP](#) approval with or without changes
 - Clubhouse Policy [w Clubhouse Rules_031925.docx](#)
 - [No Will Serve Letter Policy](#)

- [Water Shut Off Policy](#)
- Schedule of Fees Changes (need to be approved)
 - Taxes 2024, 2025, 2026
 - Landscaping approved in September 2024
 - Clubhouse Cleaning approved in September 2024
 - Watermaster contract approved in March 2024
 - Roads Repairs 2025
 - Bookkeeping & Accounting services approved in April 2024
 - Firewise approved in September 2024
 - Capital Improvement Plan approved October 2024
 - Insurance increase to be approved in April 2025
 - Postage
 - CIP 2025-2026
 - New Water Sources to Increase Capacity and Address Water Services for January to March

- Apache Bridge Options

Option 1: Demolish the current bridge and build a new bridge

Overview: Demolish the existing bridge and construct a new, full-scale bridge that can accommodate vehicles, preserving/restoring full vehicle access and egress route and eliminating liability concerns.

Considerations:

Safety: A new bridge eliminates liability concerns and meets modern safety standards.

Accessibility: Maintains full vehicular access for all residents, including emergency services.

Long-Term Investment: Higher upfront cost but could last 50+ years with proper maintenance.

Environmental Impact: Potential for significant impact, requiring environmental studies and mitigation.

Cost:

Demolition: \$150,000 +

New Bridge Construction: \$550,000 to \$1,650,000 (depending on length, materials, and site conditions)

Total Estimated Cost: \$605,000 to \$1,815,000

Option 2: Demolish the current bridge and build a simple pedestrian bridge

Overview: Demolish the current bridge and replace it with a pedestrian-only bridge. This would reduce costs and liability while still providing access for foot traffic and potentially for emergency responders with smaller equipment.

Considerations:

Safety: Reduces liability but limits vehicular access.

Cost-Effective: Less expensive than building a full-scale bridge.

Limited Access: Residents and emergency services would need alternative vehicle routes.

Community Concerns: Potential pushback from those who see the bridge as critical for vehicle access.

Cost:

Demolition: \$150,000 +

Pedestrian Bridge Construction: \$200,000 to \$350,000 (depending on materials and site conditions)

Total Estimated Cost: \$350,000 to \$500,000

Option 3: Remove the bridge without replacement

Overview: Completely remove the existing bridge and do not replace it. This option eliminates the liability and safety concerns without incurring the cost of a new structure.

Considerations:

Safety: Eliminates the existing hazard and liability.

Lowest Cost: Most cost-effective option, with no ongoing maintenance.

Loss of Access: Residents and emergency services lose the current route, which may be a significant concern, especially if no alternative routes are available.

Community Impact: Likely to face significant resistance, especially from those who see the bridge as an essential part of the community's infrastructure.

Cost:

Demolition and Site Restoration: \$350,000 +

Option 4: Leave the bridge as is

Overview: Just leave the bridge as is and see what the future brings. We could even remove the fence if we want to be brave. The bridge in its current state may cling to the

hillside for a good amount of years, or it could slide down on the property and Moody creek below during the next big rain event.

Considerations:

Safety: N/A

Cost: Could be similar to option 3 or could be the most expensive because it complicates demolition and hillside restoration. Damages to property below and the creek have the potential to go even higher than building a new bridge.

Loss of Access: Residents and emergency services lose the current route, which may be a concern.

Community Impact: No immediate impact, potential huge impact in years to come

Cost:

Demolition and Site Restoration: \$250,000 - \$1,800,000 +Option 1: Demolish the current bridge and build a new bridge

Sanitary Survey Results Letter: New Deadline May 6th, 2025 - To address all items

- Motion to contact SJW to address New Water Sources to Increase Capacity and Address Water Services for January to March
- Propose to approve [\\$750.00 for revise the cross-connection](#) control plan by James Derbin who completed the draft of the CCCP several years ago.

Board of Directors Terms and Upcoming June elections: Review terms and open spots

- Teus A. - 2 years (June 2026)
- Mike L. - 2 years (June 2026)

Propose Capital Improvement Planning Meeting: Thu., Mar. 20th or 26th; results to be included for board approval in April's board meeting. Presented in June's board meeting.

Request to provide Treasurer and Accounting access to the 4th holding account.

Propose to approve and adopt Clubhouse Policy.

MARCH 2025 DWR WATER TANK GRANT

We continue to resolve County Building Department comments and aim for a resubmittal in the next 2 weeks.

Our tank manufacturer, CST, has not given us a firm date for tank delivery yet. When this is available, Freyer & Lauretta will complete an updated schedule of values which reflects the change order, and also a revised schedule.

Financials:

When we have the updated schedule of values, we will submit documentation to extend our RCAC loan.

Invoice 15 - \$1,902.15 - check was received

MARCH 2025 WATER METERS

DWR Water Tank remainder funds can be used for the State mandated meter project. Until we begin excavation for the tank project, we do not think it safe to spend down these potential contingency funds. Excavation is expected to occur in June. If there is no cause for additional expenditures, we can then begin the meter installation process using the extra DWR funds.

However, the materials must be ordered now in order to have time for installation. There is a delivery time of approximately 3 months. An order placed in March will also lock in the bid we received before the cost rises again.

Current budget:

Installation cost & materials - \$248,065

Additional costs:

Dave Shimmin to serve as field liaison to DACO - \$5300

Christy boxes and lids (will be less if all lids do not need to be replaced) - \$10,000

Water use rate survey - \$12,000

Total - \$275,365

Proposed solution (Motion): Use CIP funds allocated by CPMWC for the meter project for fiscal years 2024-25 and 2025-26 to purchase of the meters, software, etc. now (as detailed in the Pace Supply Waterworks proposal). Total cost for the Badger Meter Reading Mobile System is \$64,811 if ordered before the end of March. Per the CPMWC CIP, \$25k was allocated for FY 24-25 and \$40k is planned for FY 25-26.

Total Cost of State Mandated Meter Project - \$275,365

Contribution from CPMWC - \$64,811

Funds required to complete project - \$210,554

Funds available from DWR (with no overages on the tank project) - \$227,480

Order by March 31, 2025 with NET30