



CMCC BOARD MEETING
February 27, 2021

Present: President-Mark Jacobsen, Vice President-Kathy Lawrenson, Treasurer-Scott Jackson, Secretary-Kay Birkett, Water Manager Bob Connolly, Assistant Water Manager-Doug Robinson, Road Manager-Micheal Skredsvig and Community Coordinator-Paula Berg. All board members were present. Mark called the Google Meeting to order at 10:04 AM.

Secretary's Report: Kay presented the draft copy of the minutes from the January, 2021 meeting. Scott requested a few changes. Doug moved the minutes be approved with the suggested changes, Kathy seconded and the minutes were approved. There was no additional business.

Treasurers Report: Scott gave his report. See attached for details.

Account Balances:

Banner Bank Checking Account : \$41,395.53

To Deposit: \$2,334.91

Banner Bank USDA RD Loan Account: \$13,293.00

To Transfer from Checking: \$20,923.00

Accounts Receivable: \$7,677.83 outstanding balances due from 12 lot owners. There is \$1,272.81 in overpayments by 5 lot owners. Owners of Lot 7W are requesting an adjustment on their water bill for a repaired leak. Lot 79 is in escrow and the billing statement has been sent to escrow for payment.

Water Report: Bob gave the water report. He is working on the State DOH required Water Use Efficiency Report. The DOH requires a well draw-down test which needs to be done. Goals for water conservation for upcoming years need to be established for our community. The DOH is receiving more questions from concerned citizens about the continuing conditions of the aquifers and there is more concern about possible contaminations to the water supply. We have had normal water usage of around 9,000 gallons per day, which is down from around 12,000 gallons per day.

Road Report: Micheal gave his report. He has been monitoring the road condition over the winter. He reported 2 potholes on Toad Lane and several sunken areas on Mountain Drive. He will calculate the amount of materials that will be required to fix them once the weather is more conducive to repairs. He learned the county is unhappy about the gravel over Mountain Drive migrating down the hill onto Colony Mountain Drive which belongs to the county. It is possible that the county will have someone sweep Mountain Drive, which would be at no expense to our community. Bob suggested that any loose gravel swept up could be dumped by the well house and used in future CMCC projects.

Continuing Business: There was a renewed discussion about getting a credit card for CMCC board members' use. It would be easier to itemize small expenditures from a credit card bill and it would not require individual reimbursement checks. Scott has checked into one from Banner Bank which has no annual fee. The board agreed that Scott and Mark should apply for a CMCC card and request two cards. Paula volunteered her help as well. She reported an uptick in the number of people using the community web site and opening messages that she sends out. She is working to make it a secure website and one that is owned by the community.

During the January meter reading the meter on Lot 7W was spinning. Scott alerted the owners of the leak which was subsequently found and repaired. They sent the board an email documenting the repair and the timeline. At this time, they requested a review of their bill according to the CMCC procedures pertaining to water leaks on the homeowner's side of the meter. Bob reviewed the possible contamination and safety procedures associated with their shut down and repair. Scott calculated the adjustment on their bill, which he listed in his treasurer's report. Mark moved we grant the owners of Lot 7W a reduction on their water bill and that Scott send them a new bill. Kathy seconded and the motion passed with none opposed. Scott will send a new bill and explain how the new amount was calculated.

New Business: Micheal is now the contact person for an upcoming PSE and Asplundh project in our area. Asplundh will be trimming branches and brush closer than 15' from the power lines. Paula will alert the community as more information becomes available. The next Google Meeting is scheduled for Saturday March 27th at 10 AM. Paula will send out notifications. The meeting was adjourned at 10:45 AM.

Kay Birkett, CMCC Board Secretary

Board approved on

March 27, 2021