



## CMCC BOARD MEETING

February 19, 2022

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

**Secretary's Report:** Kay presented a draft copy of the January, 2022 board meeting minutes. Scott suggested changes and clarifications for the minutes. Bob moved to accept the draft minutes as corrected and Micheal seconded. The corrected minutes were approved.

**Treasurer's Report:** Scott presented his report.

### Account Balances:

**Banner Bank Checking Account:** \$80,809.24

**To Deposit:** \$1,432.23

**Banner Bank USDA Loan Account:** \$17,907.00

**To Transfer from Checking:** \$20,923.00

**Accounts Receivable:** \$8,045.31 with 13 lots owing and one lot requesting bill adjustment for water leak. There are overpayments by 2 lot owners totaling \$124.05. The total estimate for the well house pump motor failure was \$6,616.73. Community volunteers contributed 48 man-hours to the repair project resulting in a considerable savings to shareholders as well as ensuring the project could be completed with the least amount of disruption to water supply. Scott will include items for future emergency water system repairs in the next Capital Improvement Plan.

**Water Report:** Bob gave his report. After the pump motor replacement our usage has returned to normal at 10,000 gallons per day. He continues to keep up with the Department of Health regulations for wellhead protection and EPA regulations for safe drinking water. The DOH is in the process of updating small water system requirements for sampling. More details will follow. Bob is still looking into whether or not the old pump motor can be rebuilt.

**Road Report:** Micheal had no new information to report.

**Community Coordinator:** Paula reviewed the documents currently posted on our website and updated many of them. The updated information is now available to those who visit the website. Updates are also posted at the well house community board. Paula received an update that the ad hoc internet committee is active and continuing to work on solutions to our lack of reliable internet options.

**Ongoing Business:** There were 4 lots with identified water leaks. Owners of Lot 85 had already fixed their leak before the meters were read. The owners of Lot 1 and Lot 72 repaired leaks on their properties and notified CMCC that they had done so. The owner of Lot 27 was notified that there was a leak on his property and the owner had it repaired by the following day. The owners of Lot 85 sent a letter to CMCC requesting a bill adjustment after their leak was repaired. There was a discussion about the process of water bill adjustments. In the interest of making the process easier for homeowners and the board, Bob moved we automatically make water bill adjustments if the lot owners have performed due diligence, had their leaks immediately repaired and have notified the board of such. Micheal seconded. The board decided to streamline the process even further and give the CMCC Board President the authority to make the determinations on water bill reductions. The motion passed. Bill reductions for Lots 27 and 85 were approved for their reduction requests. Both Bob and Scott feel the well house pump repair was accomplished in a timely manner due to considerable volunteer time and the expertise of those companies who provided professional assistance. There was discussion about posting useful information to shareholders. Bob would like shareholders to be able to find and read state regulations pertaining to the management of our water system. He will provide Revised Code of Washington numbers for Paula to post on our website.

Melanie Mankamyer of Wilson Engineering updated the DOH with regard to our 2019 water system project. She sent a letter to the DOH stating CMCC was unable to fund a 2021 required PRV update at the pump station off Wood Road; she informed the DOH that we will be able to fund the project in the future. The DOH has agreed to accept the system as is and to approve further upgrades.

The next meeting will be at Bob's house Saturday, March 26<sup>th</sup> at 10:00 AM. The meeting was adjourned at 11:15 AM.

Kay Birkett, CMCC Board Secretary

Board Approved on March 26<sup>th</sup>, 2022