



CMCC BOARD MEETING

January 22, 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.

Secretary's Report: Kay presented a draft copy of the minutes from the November, 2021 board meeting. Kathy moved the minutes be approved as read. Micheal seconded and the minutes were voted as approved.

Treasurer's Report: Scott gave his report.

Account Balances:

Banner Bank Checking Account: \$42,824.97

To Deposit:

Banner Bank USDA RD Loan Account: \$17,097.00 **To Transfer from Checking:**

Accounts Receivable: for January billing, \$54,385.03 with 4 lot owners prepaid for \$1,161.66. This leaves an open balance of \$53,223.37.

Water Report: Bob and Scott gave a report. After our first snowfall they installed a temporary repair on frozen PRV#2 located off Wood Road. In order to keep people from driving over it we will install a riser at a later date. The community also had a water emergency due to the failure of one of the well house pump motors. The motor failed on January 11th and was discovered 2 days later. Paula immediately informed the community of the situation requesting all water users to begin water conservation. Aquatech technicians were able to locate a new pump motor, expected to arrive on the following Tuesday. It was installed on January 19th. The installation of the new motor and start up on the system went as planned. Paula kept the community informed of the "Boil Water" restriction and let everyone know when the restriction was lifted after water testing in 3 areas of the system came back with good results. We posted signs at the entrance on Colony Mountain Drive. Scott detected higher than expected water usage during the conservation time and two teams went out to read the meters again. They determined 2 lot owners had leaks, one of them substantial. The lot owners were informed. There was a discussion of what would be needed in another emergency situation and how to be prepared. This will encompass what needs to be included in next year's annual budget and needs further discussion. Bob will check on getting the old motor rebuilt.

Road Report: Micheal gave his report. Due to recent heavy snowfall and winds our roads and ditches have heavy accumulations of debris. He kept the side roads plowed and open and culverts free of debris. The county has been updated on items they are responsible for. This includes dealing with all the downed trees and debris from properties along Colony Mountain Drive. Cleanup will continue as the weather improves.

Community Coordinator: Paula handed out her latest website analytics for the last 90 days. This shows board members specific details of our community information website and communications regarding community business. The website generated considerable usage from the discussion of fireworks, burning and other concerns. The website activity continued with the annual meeting, meter readings and the recent water system outage. Paula is very successful in getting valuable information out to the shareholders as many shareholders opened her posts.

Continuing Business: Scott presented proposed changes to our CMCC Consolidated Policies and Procedures. Bob moved we approve the changes as written with typos corrected and consider additional items for inclusion. This motion was later amended to approve the document with the additional items 9, 10 and 11 added on page 1 of the 2020 document. Paula seconded. The motion was further amended to include a policy statement on Community Enforcement of CMCC Restrictions into the document. The motion was seconded and was approved by the board. The changes further define shareholder's rights and responsibilities. It defines CMCC's responsibilities including water connections and fees. It adds community policies regarding enforcement of CMCC's restrictions on burning and storage of explosives including fireworks. There was a discussion about a CMCC credit card. Bob moved Scott reapply and ask the bank to issue 2 credit cards, one for use by the president, one for use by the treasurer. Micheal seconded and the motion passed. We will continue to follow our standard procedure for paying bills with expenses brought to the attention of the board. The next board meeting is scheduled for February 19th at Bob's house. The meeting was adjourned at 11:30 AM.

Kay Birkett, CMCC Board Secretary

Board Approved on February 19, 2022

The updated CMCC Consolidated Policies and Procedures document is posted on our website, colonymtcc.org