



CMCC BOARD MEETING
April 30, 2022

Present: President-Mark Jacobsen, Vice-President-Kathy Lawrenson, Treasurer-Scott Jackson, Secretary-Kay Birkett, Water Manager-Bob Connolly and Road Manager-Micheal Skredsvig. Paula Berg, the Community Coordinator was unable to attend; all other board members were in attendance and Mark called the meeting to order at 2:10 PM.

Secretary's Report: Kay presented a draft copy of the March 26th meeting minutes. Scott had corrections. Bob moved the minutes be approved as corrected and Micheal seconded the motion. The minutes were approved.

Treasurer's Report: Scott provided his report.

Account Balances:

Banner Bank Checking Account: \$65,769.18

To Deposit: \$1,718.58

Banner Bank USDA RD Loan Account: \$19,013.00


Accounts Receivable: \$25.00 with 2 lots owing and an overpayment by 4 lot owners of \$353.08

Water Report: Bob gave his report. The water system operator provided information for the 2022 Department of Health Water Usage Efficiency Report. Scott will change the figures to reflect this year's current data. One of our highest priorities for the coming year will be to change the PRV at the Wood Road station.

Road Report: Micheal had nothing new to report.

Ongoing Business: Scott presented figures for a proposed budget for the upcoming fiscal year. The board returned to the ongoing discussion of the priorities and options. Scott researched current costs of radio read-meters and found there has been a substantial increase in the price and the availability requires a lead time of 4-6 months. We discussed the fact that we had previously intended to replace the meters over a period of several summers. We discussed the USDA RD Loan requirements of the budget and compliance with the terms of our loan. We recently needed a replacement pump motor and although we were able to keep the replacement cost low by using CMCC volunteers it was not an item in this year's budget. Scott calculated we would not be able to fund necessary projects in the upcoming year without some help from shareholders. The discussion turned to how to best minimize the cost of new meters and the benefits of ordering all of them before the price went up again. To order them now would lock in the current price. Ordering them in bulk would give us another price break and be able to negotiate the cost of shipping. Replacing all the old meters would eliminate the need for 6 volunteer meter readers and allow the data to quickly identify a leak. The data is automatically available to transfer to a spread sheet and in billing format. Scott moved the board authorize him to immediately order 72 radio-read meters. Micheal seconded and the motion passed unanimously. Scott will present a version of the budget for the board to review at the May meeting. To fund the project, it will include the amount of a one-year special assessment for all shareholders, payable in two installments.

The owners of Lot 55 have applied for a building permit. They have contacted the PSE asking them to take down a power pole along Mountain Drive and run power lines underground. There was a discussion about not cutting the road, since the power is on the opposite side. There also needs to be enough shoulder to accommodate a trench, and the phone lines still need to service all others. It might require an engineered plan.

The next meeting will be on Saturday May 21st at 10 AM at Bob's house. The meeting was adjourned at 3:30 PM
Kay Birkett, CMCC Board Secretary  Board Approved on May 28, 2022

The meeting was subsequently changed to 10 AM, Saturday, May 28th at Micheal's house.