



CMCC BOARD MEETING
May 28, 2022

Present: President-Mark Jacobsen, Vice-President Kathy Lawrenson, Treasurer-Scott Jackson, Secretary-Kay Birkett, Road Manager-Micheal Skredsvig and Community Coordinator-Paula Berg. Water Manager Bob Connolly was unable to attend; all other board members were in attendance. Mark called the meeting to order at 10:05 AM.

Secretary's Report: Kay presented a draft copy of the April 30th 2022 board meeting minutes. Scott moved the minutes be approved as presented. Micheal seconded and the motion passed.

Treasurer's Report: Scott presented his report.

Account Balances:

Banner Bank Checking Account: \$66,746.80

Banner Bank USDA RD Loan Account: \$19,009.00

Accounts Receivable: \$25.00 with \$353.08 overpayment by 4 lot owners

Water Report: Scott also gave the water report. Water usage for the last month was 9,000 gal/day, our normal usage. There were no problems with the system. Teams will read the water meters on the weekend, July 2 or 3rd. The side roads will be mowed before the meter reading date. The Water System Consumer Confidence Report will be mailed before the end of the month. This will include an insert informing community residents living along private roads that they need to make sure large trees and branches are removed before the mowing and there is no tree debris blocking the drainage ditches. The county is likely to mow the main road in about the same time frame. At the time of the meter reading, any meters on Mountain Drive that are not radio read will be replaced; two of these meters will be reserved for emergency use.

Road Report: Micheal had nothing new to report. He checked to see if there were any grants that CMCC might use for road repairs, but found none available. He is itemizing the cost of necessary repairs so that they can be included as money becomes available in the 2022-2023 budget.

Ongoing Business: Scott provided board members with a revised annual budget proposal. Since the last meeting he has given more thought to managing our yearly reserve amounts to make sure they are fully funded each year. Without sufficient reserves in each budget category, we will find ourselves short of money when an emergency arises. If a large project becomes necessary, we need to have reserve money to pay for engineering studies before we could apply for another loan. Underfunding reserves is not fiscally responsible. One of our options would be to assess all shareholders with a one-year special assessment. This would provide the community with funding to provide an additional fire truck charging station and add the new PRV station for Wood Road. The station will be located on Colony Mountain Drive in the vicinity of Lot 28. Completion of these two items will complete the engineering plan to close out our looped water system project. With these two items funded this year, we will be able to plan for future needs without having to fund our past needs. *Scott moves we accept the presented revised budget to include a one-year special assessment for all lot owners of \$300.00 payable in two installments. Micheal seconded the motion which passed unanimously. Scott also moved we authorize up to \$4,200.00 after July 1, 2022 for parts necessary to support installation of radio read meters and up to \$20,000.00 for asphalt road repairs per the 2022-2023 budget. Micheal seconded and the motion passed unanimously.*

There was a discussion of the next CMCC Annual Meeting and whether it would need to be held online again or to possibly do some combination of online and in-person sessions since both formats have advantages and disadvantages. We will discuss the meeting again at a later date. The next board meeting will be on June 25th, at 10 AM at Mark's house. The meeting was adjourned.

Kay Birkett, CMCC Board Secretary

Board Approved on June 25, 2022