



CMCC BOARD MEETING  
July 30, 2022

**Present:** Mark Jacobsen-President, Scott Jackson-Treasurer, Kay Birkett-Secretary, Bob Connolly-Water Manager, Micheal Skredsvig-Road Manager. Vice-President Kathy Lawrenson and Community Coordinator Paula Berg were unable to attend. All other board members were in attendance. Mark called the meeting to order at 10:08 AM.

**Secretary's Report:** Kay provided the drafts copies of the June 25<sup>th</sup> 2022 monthly meeting minutes and the minutes of the July 9<sup>th</sup> 2022 Executive Session. Scott moved the monthly meeting minutes be accepted as read and Bob seconded; the minutes were approved. Bob moved the minutes of the executive session be approved as read and Micheal seconded. The minutes were approved.

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

**Account Balances:**

**Banner Bank Checking Account:** \$64,061.59

**To Deposit:** \$20,075.44

**Banner Bank USDA RD Loan Account:** \$19,001.00

**To Transfer from Checking:**

**Accounts Receivable:** \$50,495.08 from 2<sup>nd</sup> quarter billed accounts, leaving an open balance of \$50,167.00

The additional radio read meters are still on order and the 3 that we have available have been installed where they were most needed.

**Water Report:** Bob gave his report. Our water usage has been averaging up to 18,000 gallons per day. Bob checked on a possible leak at Lot 81. Bob thought the leak was most probably groundwater coming from around the culvert area on this lot. Bob suggested that CMCC would install a more functional culvert if the lot owner was willing to pay for the culvert and any other necessary materials for installation. The lot owner agreed to go ahead with the project and that he would be willing to pay for the materials. Bob will mow the grass around the water tanks today. We decided to set up a volunteer work day on Saturday, the 6<sup>th</sup> of August to work at the wellhouse. This will include moving the community bulletin board to be parallel to Colony Mountain Drive and to install pier blocks to level the new storage building located next to the A-frame. Bob will call in an 811 Location Request and he has pier blocks for CMCC use. We will request that Paula post a notification of the work party date to all shareholders.

**Road Report:** Micheal presented his report. He has completed a report to present at the annual meeting. Since we now have money in the 2022-2023 budget for some repairs, he would like to have as many small projects completed as soon as possible. He requested a bid from Bigfoot and is waiting for their reply. His long-term plans include a chip seal over any patched areas at a later date and gravel in 3-5 years.

**Continuing Business:** We continued the discussion of the annual meeting and decided it would be a good idea to start the meeting at 10 AM, with the business portion first and then ask the invited guests to speak and answer questions. The board will address and clarify policies for clearing meters and how fines are assessed, the reason for the 1-year special assessment starting in 2023 and review of our annual budget and answer any questions to the board. We discussed the necessity for a special parking area for the guests and we will ask for volunteers to assist shareholders where they should park. Volunteers should be on-site by 9:30 AM. We decided to have an additional board meeting before the annual meeting in order to finalize details. Only the notification and proxy statement will be posted online. Printed copies of reports will be available at the meeting. Kay will mail the proxy statement to those without email or who have requested notifications by mail.

The owners of Lot 55 have reached an agreement with the owners of Lot 52 and have agreed to move one of their proposed buildings to be in compliance with CMCC setback CR&A.

The next board meeting will be at Mark's house on Saturday August 20<sup>th</sup> at 10 AM. The meeting was adjourned at 11:15 AM.

Kay Birkett, Board Secretary

Board Approved on August 20, 2022