



CMCC BOARD MEETING MINUTES

September 24, 2022

Present: Mark Jacobsen-President, Kathy Lawrenson-Vice-President, Scott Jackson-Treasurer, Kay Birkett-Secretary, Bob Connolly-Water Manager, Micheal Skredsvig-Road Manager and Paula Berg-Community Coordinator. All 2022-2023 elected board members were present. Mark called the meeting to order at 10 AM. Scott nominated Mark to continue as board president for another year; Mark agreed to serve. Micheal seconded and the motion passed. Mark asked all other board members if they would agree to fill their same positions for another year; everyone agreed to do so. Scott moved that all other board members be nominated to fill their same positions for the 2022-2023 board year. The motion was seconded and passed. **Secretary's Report:** Kay provided a draft copy of the August 20th 2022 board meeting minutes. Scott and Bob requested changes to the minutes. Scott moved the minutes be approved with these changes. Paula seconded and the minutes were approved.

Treasurer's Report: Scott gave his report.

Account Balances:

Banner Bank Checking Account:	\$110,427.31	To Deposit: \$1,574.52
Banner Bank USDA RD Loan Account:	\$18,993.00	To Transfer from Checking:

Accounts Receivable: \$1,766.60 with 3 lots still owing. There is an overpayment by 4 lot owners of \$474.85. On October 4th Scott will mail out water shut-off notices to lot owners who have outstanding account balances.

Water Report: Bob gave his report. The system is working properly. He anticipates flushing the system next month. The valve at the standpipe at the end of Toad Lane needs to be replaced. The valve is old and in danger of over-torquing at shut off position. Until it is replaced, it needs to be backed off from full stop. Lot 69 will be constructing an Accessory Dwelling Unit. Bob checked out their single service connection. There was a board discussion of DOH regulations for ADUs; currently they are contradictory with regard to the number of service connections required. Bob will report on any updates as they become available. There was a discussion about the benefits of changing the months for flushing the water system. We decided it would be better to flush in October and March to avoid as much bad weather as possible. There has been no hookup for Lot 55 yet.

Road Report: Micheal reported that the wet spot on the Mountain Drive hairpin has dried up. He would like Jerry to mow soon.

Community Coordinator: Paula had nothing new to report to the community. She will post items about the annual meeting as the minutes become available.

Continuing Business: The owner of Lot 18 has not complied with the board request that he remove his property currently on easements that do not belong to him. The board discussed how to move forward on this violation of the CRAs. The board decided the owner of Lot 18 must identify all of his property lines and corner stakes. The CMCC road Park Place ends at the property line on his lot. There are other adjoining properties that have recorded surveys and owners know where their stakes are. Bob would be able to use a metal detector to locate any metal stakes that are buried. We will tell Jerry to mow as much of the area as he can access and Bob will take photos of what is not mowed. We will send a letter to the owner of Lot 18 stating everything he must do.

Paula continues to research the possibilities for CMCC to accept credit cards for billing statements. She will report on options.

New Business: The next meeting will be on October 29th at 10 AM at Micheal's house. The meeting was adjourned at 11:13 AM.

Kay Birkett, CMCC Secretary

Board Approved on October 30, 2022