



CMCC BOARD MEETING MINUTES November 20, 2022

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

Secretary's Report: Kay presented the draft minutes of the October 29th 2022 meeting minutes. Bob moved the minutes be approved as presented and Micheal seconded. The minutes were approved.

Treasurer's Report: Scott presented his report.

Account Balances:

Banner Bank Checking Account:	\$78,387.33	To Deposit:
Banner Bank USDA RD Loan Account:	\$20,909.00	To Transfer from Checking:

Accounts Receivable: \$22.39 outstanding balance with 5 lots owing and overpayments of \$703.88 by 5 lot owners.

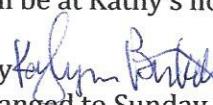
The radio-read portion of the meters we ordered has been shipped and Scott will pay for them when they are delivered.

Water Report: Bob gave his report. There was a clogged drain at the vault PRV on Lot 99; it has been cleared. Water usage for the month averaged 11,000 gallons per day. The water level in the tank today was low and there was a discussion about this. We may add another meter after the tank, on the outside, in order to better detect leaks. We will continue to clean and organize the items stored in the well-house. The shed will be available for storage and right now there is nothing of value stored there. Bob is developing a plan for lot owners who would like to volunteer to work on readying their water meters for replacement to radio-read meters. Lot owner prep work would speed up incremental installations which could start this spring. Bob is planning to have information for prep work available on our website. Scott has all the data for the new PRV station and fire truck filling station. The October water system flushing took a long time. We need to update our gas detection meter used in the vaults and it recalibrated. The new vault will have an opening lid.

Road Report: Micheal gave his report. He has finished blowing the leaves off the side roads. He is exploring the option of installing warning stakes at the hairpin on Mountain Drive with the purpose of keeping vehicles from driving off the pavement. Jerry was unable to mow and Micheal will check back with him. There was a discussion on the ramifications of posting a "No Soliciting" sign at the bottom of Mountain Drive. All shareholders along Mountain Drive would first need to give their permission.

Community Coordinator: Paula gave her report. On October 30th a CMCC shareholders sent correspondence to the board via our website. After receiving the email, Mark called an executive session to discuss the issues. Board members had additional questions and wanted to hear more facts from the shareholder. Paula invited the shareholder to attend the November board meeting to give the board a better understanding of the details of the email statements and to share additional information. She got no response to the communications. The board discussed the problem which involves lack of access to our community easement for water system or other community maintenance. Emergency access might be needed at any time and all CMCC easements need to be kept mowed and cleared of personal property. Lot owners may be considered legally liable for any problems arising from their actions. The board will wait for a response from the shareholder and discuss it again at a later date.

Ongoing Business: Meter reading is scheduled for January 7th or 8th. Board members decided not to meet in December; the next meeting will be at Kathy's house on January 21st at 10 AM. The meeting was adjourned at 11:30 AM.

Kay Birkett, CMCC Board Secretary  Board Approved on January 22, 2023
The meeting was subsequently changed to Sunday, January 22nd, 2023 a10 AM.