



CMCC BOARD MEETING
February 25, 2023

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 board members were in attendance and Mark called the meeting to order at 10:03 AM.

Secretary's Report: Kay presented the draft copy of the January 2023 meeting minutes. Scott moved and Micheal seconded that the minutes be approved as corrected. The motion passed and the minutes were approved.

Treasurer's Report: Scott gave his report.

Account Balances:

Banner Bank Checking Account:	\$83,951.38	To Deposit: \$5,257.22
Banner Bank USDA RD Loan Account:	\$41,816.00	To Transfer to Checking:

Accounts Receivable: \$11,017.66 with lots owing a total of this amount including an escrow amount to be paid at closing. Scott sent out billing reminders to 11 shareholders. He sent copies of the recent revisions of the CMCC Consolidated Policies and Procedures which were adopted on August 20, 2022. If there are major changes to this document Scott will continue to send shareholders a copy with the January billing. The document will continue to be posted on our CMCC website. The cost to repair the December-January water system failure was \$6,122.68. The USDA RD loan amount was transferred on February 22nd.

Water Report: Bob gave his report. Over the next several months we will be looking at our cost of producing water for the community. We will be looking at our current water rates to evaluate whether they need to be changed to allow us to set aside money specifically for water emergencies. Part of the cost of pumping water is the cost of electricity. Each year we adjust our dues according to the consumer price index in our area and we will continue to look at associated costs. Our usage for this month has been average at 11,000 gallons a day. Bob cleaned the wellhouse and assembled kits with necessary parts for changing out meters. This will save installation time and make it easier to keep up with the cost of replacement parts.

Road Report: Micheal gave his report. He is planning to order markers to delineate the hairpin curve on Mountain Drive and will also order additional signs for special-use situations.

Community Coordinator: Paula gave her report. She reported the board sent a letter to the WA State Internet Access Committee and the Skagit Broadband Action Team. This letter gave the committees information about the community which included history of the development and maps showing the area. This letter supported the community for inclusion in the state's internet development project. Individual members also submitted letters asking for help in solving our lack of internet access. Paula reported some shareholders were concerned that getting community broadband access would raise our dues; it would have no impact on CMCC yearly dues. She has resolved most of the problems regarding the FCC changes in rules for the text messages which she sends to shareholders who request emergency updates via these messages.

Continuing Business: There was continuing discussion about planning for future water emergencies. We are in the process of planning summer water system projects. Scott is working on a drawing for the PRV and firetruck refilling station and working on a list of necessary parts that we can send out for bids. We plan to compare prices and supply some of the necessary parts ourselves.

The next board meeting is scheduled for March 25th at Kathy's house. The meeting was adjourned at 10:45 AM.

Kay Birkett, CMCC Board Secretary

Board approved on March 25th, 2023