



CMCC BOARD MEETING MINUTES
April 29, 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 present. Mark called the meeting to order at 10:00 AM.

Secretary's Report: Kay provided the draft copy of the March 25, 2023 meeting minutes. There was one correction. Paula moved the minutes be accepted with the correction and Kathy seconded the motion. The minutes were voted as approved.

Treasurer's Report: Scott provided his report.

Account Balances:

Banner Bank Checking Account:	\$91,675.29	To Deposit:
Banner Bank USDA RD Loan Account:	\$22,809.00	To Transfer from Checking:

Accounts Receivable: \$3,434.42 with 7 lots owing and overpayment by 1 lot owner of \$173.29. Five of the lots currently have the amount due deposited in an escrow account which will be released when the account is settled.

Water Report: Bob gave his report. He is planning a system flush for next weekend. Paula will put out a community notice regarding the flushing.

Road Report: Micheal gave his report. Delivery drivers have a difficult time staying on the pavement around the hairpin on Mountain Drive and the edge has sustained damage from drivers delivering heavy equipment to the construction site at the top. In the past CMCC sent a bill to a lot owner regarding damage done to one of the side roads. The lot owner paid for the damage. The large cedar tree roots along the edge of Lot 68 are becoming a problem; the roots are starting to push up the asphalt road. A solution would be to trench the side of the road and cut the roots. Micheal will talk to the lot owner. Lot 18 has consolidated their pile of personal items stored on the easement. In general Pond Lane looks good and needs to be dragged but does not need gravel. Micheal would like to install road edge markers along Schultz Lane so that drivers will remain on the asphalt and not cut the corners when accessing their driveways. There is a drop and a break that needs repair and next year we plan a small chip seal repair after a culvert has been replaced along Schultz Lane. Micheal would like to schedule a blower day to remove debris along the side roads. It could be done in conjunction with flushing the water system. Paula will put out a message for volunteers to be at the well house on Saturday at 9:00 AM. Jerry is scheduled to mow before the end of June. One lot owner has been mowing the CMCC side roads using his personal mower, gas, and time. The board had a discussion and decided to personally thank him for continuing to make our community look cared for and providing better visibility for those using the roads. The board decided to thank him by also providing him with 10 gallons of gas.

Community Coordinator: Paula presented her quarterly report to the board. She is still researching mass text options and our options for credit card processing. We discussed some ideas that might work well for our community. CMCC relies on many hours of volunteer time. We discussed options for streamlining the work load which currently falls on the shoulders of board members. We will present some ideas to the community at the 2023 Annual Meeting.

Continuing and New Business: Scott is working out the details for our 2023 summer project-installing a new valve on Colony Mountain Drive. This is part of our water system upgrade which has not been completed. We were able to set aside money in this year's budget for the state-mandated installation. Scott is working out a parts list and schematic drawings to be used in this project. Our next meeting will be on Sunday May 28th at 10:00 AM at Micheal's house. The meeting was adjourned at 10:55 AM.

Kay Birkett, CMCC Board Secretary *Kay Birkett* Board Approved on May 17, 2023
The meeting was subsequently moved to Mark's house on May 27th at 10:00 AM.