



CMCC BOARD MEETING
July 1, 2023

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

Secretary's Report: Kay presented the draft copy of the June 2023 meeting minutes. Bob moved the minutes to be approved as presented; Paula provided a second and the minutes were voted approved.

Treasurer's Report: Scott provided his report.

Account Balances:

Banner Bank Checking Account: \$93,829.50

Banner Bank USDA RD Loan Account: \$22,809.00

To Deposit:

To Transfer from Checking:

Accounts Receivable: \$41.29 with two lots owing and an overpayment by one lot of \$173.29.

Water Report: Bob gave his report. The state has provided more details for including additional water tests for PFAF chemicals, typically called "forever chemicals" in our water. Next year this will be part of our required testing on our water. There will be more information later. One pump transformer at the lift station at Wood Lane was bad. Bob and Scott did some emergency resets and purchased replacements for each transformer. They were able to get the system running again. There will be some additional fine tuning on the system later. All the Location Services have been completed for the additional development along Colony Mountain Drive and areas needing general cleanup have been cleared of debris.

Road Report: Micheal gave his report. Jerry mowed the side roads. He found that lot owners need to remove tree debris from the side roads that border their property. It is their responsibility. They also need to be aware of overhanging branches and remove them when possible. The PSE may be able to offer assistance if power lines are in danger.

Community Coordinator: Paula presented her report. She sent out the notification of the community Firewise meeting at the end of the month. She has had good open rates on the website. There was a question if the posted CR&As on the website reflected the changes made in the policy in 2022 in reference to updated fireworks policy. She will check to make sure the website is accurate.

New and Continuing Business: Bob will be collecting his usual samples for lead and copper. This is done every three years. Seven homeowners scattered throughout the community submit samples for testing. The water meters will be read this weekend and Scott will send out the July billing. He and Bob have been making a parts list for the upcoming PRV installment and additional items to be restocked for emergency repairs. Scott has been checking the specifics of all the parts to make sure he can order exactly what we need and for the best price. His estimate for these parts is \$25,000; we have \$33,000 budgeted. His estimate on the completed project and restock parts with tax is \$38,000. There was a discussion of the upcoming annual meeting. We set a date for the end of August and a board meeting on August 5th to make the final preparations. The meeting will be outside at the cul-de-sac at the end of Colony Mountain Drive and take the same format as the meeting last year. Bob will present an update on changes in the State Department of Health water regulations as well as the state water conservation regulations CMCC will need to meet. We will also talk about the option of offering some kind of electronic bill payment and the cost of this service. The board would also like to make community volunteerism easier and more specific. Our community still depends on volunteer hours which save us all money. We will be continuing to remove and replace meters with the radio read meters -the most problematic meters will be replaced first. There was also a suggestion that some meters continue to be dangerous for meter readers because of their location and they are often not kept clear of brush. We will continue to bill those lot owners for clearing around meters and will take photos before brushing around them. The next meeting will be at Micheal's house on August 5th. The meeting was adjourned at 11:50 AM.

Kay Birkett, CMCC Board Secretary

Minutes Approved on Aug 5, 2023

The meeting was subsequently changed to begin at 9AM, and the 2023 CMCC Annual Meeting date was changed to September 9, 2023.