



CMCC BOARD MEETING

August 5, 2023

Present: Mark Jacobsen-President, Kathy Lawrenson, Vice-President, Scott Jackson-Treasurer, Kay Birkett-Secretary, Micheal Skredsvig-Road Manager and Paula Berg-

Community Coordinator. The water manager Bob Connolly was unable to attend. All others were in attendance and Mark called the meeting to order at 9:05 AM.

Secretary's Report: Kay presented draft minutes from the July 2023 meeting. Scott moved the minutes be approved as read. Micheal seconded and the minutes were approved.

Treasurer's Report: Scott presented his report.

Account Balances:

Banner Bank Checking Account: \$63,626.29

To Deposit: \$31,423.67

Banner Bank USDA RD Loan Account: \$22,809.00 **To Transfer From Checking:**

Accounts Receivable: \$64,482.75 with an open balance of \$64,350.75 from the July 2023, billing.

All the required parts for the installation of the new PRV will be ordered this week. We have no firm date for when installation will occur. Water will be shut off for some areas during parts of the project. We will make sure those affected by the shut off will have prior notification. Paula will put out a notification and individual door hangers will be posted in advance. Paula will also put out a request for volunteers.

Water Report: Scott gave a water report. The owner of Lot 15 found an excessively wet area in a wooded part of his lot. We had 25% unaccounted water in the last billing period. It seems unlikely this water was a result of a leak. There has been no determination of whether we have a leak or readings were caused by a calibration error or some other error in the system. Scott has a plan for making an accurate determination which will take some time to implement. Bob will collect water samples from some residents for lead and copper testing. These households are in various areas of the community and the testing tracks lead and copper by repeatedly testing from the same residents every three years.

Road Report: Micheal has been assessing all the roads this year in preparation for budgetary planning for the future. He has a list of problem areas that need permanent fixes to be addressed as the budget allows. Some areas will be expensive to fix, and some will have a moderate cost. Micheal is working on a long-term plan with cost estimates. Currently, all the roads need ditching. We will ask if any property owners would like some fill as it is removed from ditches, as this is an immediate problem. He also reported that Mountain Drive will be closed for tree removal on August 21st. Paula will alert the community.

Community Coordinator: Paula has tried to find updates on the internet action plan for the CMCC area. So far, she has not been able to find any specific additional information. She will try to find out more before the annual meeting. Several board members reported they did not receive the community communications she sent out. She will research the problem.

Ongoing and New Business: We discussed the upcoming annual meeting scheduled for September 9th. It will be outside in the cul-de sac on the north end of Colony Mountain Drive with a community potluck immediately following. Board members will be responsible for doing the same things they did last year for this meeting. There was a discussion of some of the agenda items to be presented. We scheduled the next board meeting for Thursday, August 24th at 6 PM at Bob's house. We will continue the discussion at that time. The meeting was adjourned at 11 AM.

Kay Birkett, CMCC Board Secretary *Kay Lynn Birkett* Board Approved on August 24, 2023