



CMCC MONTHLY MEETING
November 25, 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. Mark called the meeting to order at 10:07 AM.

Secretary's Report: Kay presented the draft copy of the October 28th, 2023 meeting minutes. Scott suggested clarifications and Kay said she would adjust the draft copy to reflect the changes for approval at the next meeting.

Treasurer's Report: Scott gave his report.

Account Balances:

Banner Bank Checking Account: \$101,685.10 **To Deposit:** \$3,295.00

Banner Bank USDA RD Loan Account: \$43,699.00 **To Transfer from Checking:**

Accounts Receivable: \$17.46 with one lot owing and \$129.32 in overpayments by 4 lot owners.

Water Report: Bob gave his report. Sometime in the future he would like to check the status of every water connection to make sure any auxiliary water connections are documented. We are awaiting the delivery of the cover for the new PRV vault. He has installed two new radio-read meters. He is making significant progress on their installations. We will only need two teams of meter-readers in the future. The system was flushed, and he had one report of milky water, which is now resolved. He asked Scott to provide an emergency contact list for repairs and parts to be posted in the wellhouse. Lot 15 still has excess ground water issues. Bob is working to update the yearly water system inventory report. Scott is also working towards providing a computer aided model of the water system.

Road Report: Micheal gave his report. He is planning to have the roads and swept soon. Paula will post a notification asking that all property owners along the side roads remove all deadfall and other debris. We still need some holders for the old signs and Bob will see if we can trade some holders with Shelter Bay. There are many overhanging trees above the power lines that pose a danger of falling onto these lines. If any private property is damaged by falling trees, liability for damage belongs to the owner of the trees. We discussed whether it will be necessary to charge the property owners if CMCC needs to do cleanup on their property. We will discuss this ongoing issue again at a later date.

Community Coordinator's Report: Paula continues to keep shareholders updated on issues pertaining to them and to monitor incoming mail.

Ongoing and New Business: Scott sent a letter to the property owner who added pavement to parts of Park Place. We discussed possibly hiring a lawyer to draft another letter to him if necessary. A shareholder told Bob at the annual meeting that there was a neighbor who planned work on Park Place, but no one ever contacted Bob. He and Scott had a prior discussion with the lot owner, informing him that any liability for any consequences of failure affecting the community would be the lot owner's responsibility. The lot owner indicated that he understood. Our letter to the shareholder asked for additional information about the paving and set a deadline of November 30th, with the option of an extension if needed, for his response. CMCC CR&As are lacking any guidelines regarding a situation where a shareholder takes control over duties normally reserved for the community board. The board will discuss how to restructure a new set of guidelines addressing the issue. There was a discussion on the progress on installation of broadband connectivity expansion in the neighborhood. The county needs more information about easements and Scott can provide this information. We scheduled the next meeting for December 16th at Bob's house. The meeting was adjourned at 11:30 AM.

Kay Birkett, CMCC Board Secretary

Board Approved on December 16, 2023