



CMCC BOARD MEETING MINUTES
March 23, 2024

Present: Mark Jacobsen-President, Kathy Lawrenson-Vice-President, Scott Jackson-Treasurer, Kay Birkett-Secretary, and Micheal Skredsvig-Road Manager. Bob Connolly, Road Manager and Paula Berg, Community Coordinator were unable to attend in person. Bob Connolly attended by phone. Mark called the meeting to order at 10:06 AM.

Secretary's Report: Kay presented the draft minutes of the February meeting which was held via the internet. Scott suggested changes and clarifications to the draft. The board reviewed the new draft. Micheal moved that it be approved with these changes. Kathy seconded the motion, and the minutes were approved.

Treasurer's Report: Scott gave his report.

Account Balances:

Banner Bank Checking Account: \$119,292.17 **To Deposit:** \$1,074.19

Banner Bank USDA RD Loan: \$45,590.00 **To Transfer from Checking:**

Accounts Receivable: \$5,368.42 outstanding balance owed on 15 lots, 5 of them are in escrow, awaiting property transfer. Scott sent certified letters to 4 lot owners, letting them know that without payment or payment arrangements, their water will be shut off. There is an overpayment of \$0.19 by one lot owner.

Water Report: Scott reported the water usage for the month at a normal 12,000-13,000 gallons per day. A new PRV on Lot 77 was installed. We will be installing the new fire tank filling station along Colony Mountain Drive as soon as time and weather allow. There is still a leak in the area along Park Place. The exact location and cause of the leak has not been discovered.

Road Report: Micheal gave his report. For some time, he has been monitoring a wet spot located in the road at the hairpin turn on Mountain Drive. He is unable to determine its cause and he will continue to monitor it. The concrete patches on Tank Road remain stable. He will contact several contractors to request bids for necessary repairs on the side roads and we will be able to discuss what repairs we plan to have done this summer. There are several areas on Tank Road that have additional deterioration.

Community Coordinator: Paula was unable to attend this meeting.

Ongoing and New Business: The board continues to work on a letter to the lot owner that had portions of Park Place paved without proper county permits or prior board notification of the project. Board members will supply all the relevant CMCC documents to be included with a letter from our lawyer. This letter will make sure all necessary legal terms and specifications are stated. CMCC will sign the letter and send it with the supporting documents to the lot owner by Certified Mail. The letter will state specific actions required by the shareholder to protect the CMCC community from any liability issues that may occur at any time. Bob has supplied the board members with additional information about Firewise communities. We have tabled the discussion until all board members can participate. We set a tentative date for the 2024 CMCC Annual Meeting. This date is mid-September, possibly the 14th or 15th of the month. The next board meeting will be on April 20th at 10 AM at Micheal's house. The meeting was adjourned at 11 AM.

Kay Birkett, CMCC Board Secretary

Board Approved on April 20, 2024