



## CMCC BOARD MEETING MINUTES

April 20, 2024

**Present:** Kathy Lawrenson-Vice-President, Scott Jackson-Treasurer, Kay Birkett-Secretary, Bob Connolly-Water Manager, Micheal Skredsvig-Road Manager and Paula Berg-Community Coordinator. Board president Mark Jacobsen was unable to attend the meeting. All other board members were present, and Kathy called the meeting to order at 10:01 AM.

**Secretary's Report:** Kay presented draft meeting minutes from the March 23<sup>rd</sup> meeting. Scott had one correction. He then moved the minutes be approved as corrected. Micheal seconded and the minutes were voted as approved.

**Treasurer's Report:** Scott gave his report.

### **Account Balances:**

**Accounts Receivable:** \$2,617.59 with one lot owing \$12.59 and the remainder is owing from lots that are due to close from escrow. This includes Lots 3, 61-64 and 99. Scott will pass along all the new lot owners' contact information to Paula once he receives it. He is formulating the CMCC 2024-2025 Annual Budget for board review at upcoming meetings.

**Water Report:** Bob gave his report. The water leak team is still trying to locate the source of the leak in the Park Place area. This leak was discovered some time ago, and they have spent considerable time and effort trying to discover its cause. They did extensive digging this past week and thought they located it. They drained a large amount of water which had collected in a low place but was not the source. Bob did research on leak detection systems. They have a wide range of prices, and he narrowed the search down to a unit that is reliable, cost-effective, and suitable for use within the community. We purchased this unit and will use it to further isolate the leak on Park Place. Two more old meters were removed and replaced with new radio-read ones. Bob estimated that 30% of our meters have been replaced with these. Last year we purchased enough meters and parts to replace all additional remaining ones. Bob or Scott will check meters on lots 2 and 3 to make sure each function to serve only one lot and they are up to code.

**Community Coordinator:** Paula presented her quarterly report. She provided a printout for each board member and brought them up to date.

**Ongoing and New Business:** There was discussion about the recent Firewise community chipping day. In December Paula posted information provided by Chris England, our Firewise representative, on our website. It contained information for a possible community Firewise chipping event. He requested interested community residents respond directly to him in advance, via email to let him know they were interested and to make accessible brush piles on their property. Not everyone who wanted chipping contacted Chris, so the chipper team did not visit them. There was a discussion on how the event could have been improved. With the goal of developing one policy that would be adaptable to any shareholder-sponsored community projects, board members made suggestions. These will be discussed again at a future board meeting.

Scott moved that CMCC act as the fiscal sponsor for the chipper day which would be reimbursed by the DNR. Micheal seconded and the motion passed unanimously. The board will send Chris a letter thanking him for managing the event. There was a discussion of the ongoing situation regarding the paving on Park Place. The board members who have been most involved with the situation will formulate a letter and gather supporting CMCC information to be submitted to our lawyer for a legal review. The next meeting will be at Mark's house on May 18<sup>th</sup>. The meeting was adjourned.

Kay Birkett, CMCC Board Secretary

Board approved on May 19<sup>th</sup>, 2024

*The meeting was subsequently rescheduled to May 19<sup>th</sup> at Mark's house.*