



## CMCC BOARD MEETING

June 22, 2024

**Present:** Mark Jacobsen-President, Kathy Lawrenson-Vice President, Scott Jackson-Treasurer, Kay Birkett-Secretary, Bob Connolly-Water Manager, Micheal Skredsvig-Road Manager and Paula Berg-Community Coordinator.

**Secretary's Report:** Kay presented the draft minutes from the May 19<sup>th</sup> meeting. There was one correction. Scott moved the minutes be approved with the correction and Kathy seconded. The minutes were approved by the board.

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

### Account Balances:

**Banner Bank Checking Account:** \$115,820.93

**To Deposit:**

**Banner Bank USA RD Loan Account:** \$26,591.00 **To transfer from Checking:**

**Accounts Receivable:** \$2,617.59 with 5 lots in escrow, one lot owing \$12.59 and an overpayment of \$44.45 by 3 lot owners.

**New Lot Owners:** There are new owners on Lot 3; the Communication Consent Form provided at escrow and has not been filled out and returned.

**Water Report:** Bob gave his report. On July 6<sup>th</sup> a resident reported water flowing out of the pump station near Wood Road. Bob found multiple problems with the connections at the pump station. These were corrected and after several re-checks he replaced an "O" ring to complete the repair. Meters will be read on June 29<sup>th</sup> or 30<sup>th</sup>. Scott will have the forms ready and leave them in the wellhouse. The CMCC 2024 Water System Sanitary Survey is due soon. He has also been reviewing the cost to repair the pump station second VFD. He has an estimate for repair of \$6,665.00. Micheal moved that we authorize Bob to proceed with the pump repair. Scott seconded the motion and it passed unanimously. Bob is continuing to work on the letter to be presented to our lawyer for review regarding the paving on Park Place.

**Road Report:** Micheal gave his report. Jerry mowed the side roads but found ditches were not clear. This prevented him from mowing some areas. The culvert on Lot 81 is too small, there is oozing water in front of this culvert. The water and road teams plan to visit the area and regrade in preparation for additional road work. They will talk to the lot owner.

**Community Coordinator:** Paula gave her report. She updated our website to keep current with changing regulations. She posted a thank you to Chris England for volunteering his time for the recent neighborhood Firewise project. She will be posting the 2024 CMCC Water System Consumer Confidence Report as it becomes updated for this year. When we decide on a specific platform to use to streamline water billing, she will do the necessary updates for that process. There was a discussion about the necessity of updating our shareholders' contact information. Scott will send an updated CMCC Communications Consent Form with the upcoming water billing. We discussed the draft copy of a volunteer project form that community members would fill out if they had volunteer projects they wished to pursue. The board agreed on a final version and Mark approved posting the form on the website. We will continue to discuss updating additional policies in the next board year.

**Continuing and New Business:** Mark and Paula will contact the owner of Lot 66 who has previously volunteered his barn for our annual meetings. We are planning to hold the meeting sometime in September, whenever he can accommodate it. The next meeting will be at Kathy's house on July 27<sup>th</sup> at 10:00 AM. The meeting was adjourned at noon.

Kay Birkett, CMCC Board Secretary *Kaylyn Birkett* Board Approved on *August 24, 2024*