



## CMCC MEETING MINUTES

August 24, 2024

**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. All other board members were present. Mark called the meeting to order at 10:03 AM.

**Secretary's Report:** Kay presented draft minutes of the June and July 2024, meeting minutes. Scott moved the minutes be approved as presented, Micheal seconded, and the minutes were approved.

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

### Account Balances:

**Banner Bank Checking Account:** \$144,249.84

**To Deposit:** \$7,569.60

**Banner Bank USDA RD Loan Account:** \$26,591.00

**To transfer from checking:**

**Accounts Receivable:** \$10,110.02 with 15 lots still unpaid. Five lots are in escrow and 3 lots have an overpayment of \$3.08.

**Water Report:** Bob gave his report. He ordered all the necessary parts for the blow-off valve, a planned future project. The water system was flushed. One of our monthly water quality samples came back with unsatisfactory results for E. Coli bacteria. When more samples were submitted, one came back with unsatisfactory results for Coliform bacteria. After these results, Paula notified all shareholders electronically with a "Boil Water" notification and a sign was posted at the entrance to CMCC, off Colony Road. The samples were all taken from the permanently installed testing stations located throughout the neighborhood. They are all in the ground and collect the usual forest debris. The entire system was chlorinated for 24 hours and then purged until no chlorine was detected. The testing cycle was repeated twice more, and those samples all came back with satisfactory results. The "Boil Water" advisory was lifted, and Paula posted notifications to residents. There are many ways samples can be contaminated, and there was no definitive cause found for the bacteria. Bob was satisfied that CMCC and the DOH worked together to get the problem solved as fast as possible. Previously we sent our old VFD to be assessed for repairs. The company notified Bob that the unit is too old and parts are no longer available. Bob is exploring new options for a replacement. He reports that the old drive had many options that CMCC would never use; he suggested we could purchase new drives that were less expensive. He is researching the issue. He is working on the 2024 CMCC Water System Sanitary Survey. Bob would like authorization to purchase a chlorometer. He was authorized to purchase units costing approximately \$200.00.

**Road Report:** Michael reports that he received estimates for the repairs on the side roads. He recommends accepting a contract from WRS, the least expensive one, and they provided valuable advice. The contract estimate amount is \$30,000. The area underneath oozing water on the asphalt surface at the curve on Mountain Drive will need to be exposed before it can be assessed for repair.

**Community Coordinator:** Paula sent out a lot of communications to shareholders regarding the "Boil Water" advisory notices. The issue generated a lot of questions and comments from residents. She posted links to information from the DOH and kept everyone up to date. She will add a "Report Water Leak" option to our website. She reports she will no longer be able to fill the position of Community Coordinator but is willing to work with a new board member that fills the position.

**Ongoing Business:** Mark needed to leave so he turned the meeting over to Scott. The board discussed the details for the upcoming annual meeting next month. The board previously decided this year will be the last year that written board member reports will be printed and available at the annual meetings. This will save time for board members and save on high printing costs. Those who want to have paper copies would be able to request them for an additional fee which would cover the costs of printing and postage. Kay will print and collate packets for the meeting this year and mail the few proxy statements to those who indicate they have no electronic options to receive information from CMCC. Due date for the printing is September 16<sup>th</sup>. Board members will meet at 9:15 on September 22<sup>nd</sup>. Kathy will post signs at the venue on Colony Mountain Drive and will bring cups, plates and silverware for the potluck following the meeting. The board will meet briefly after the annual meeting is adjourned to set the October meeting date, time and place and to elect new officers to board positions. The meeting was adjourned at 11:40 AM.

Kay Birkett, CMCC Board Secretary

Board approved on October 26, 2024