



CMCC BOARD MEETING
October 24, 2024

Present: Mark Jacobsen-President, Scott Jackson-Treasurer, Kay Birkett-Secretary, Bob Connolly-Water Manager, Micheal Skredsvig-Road Manager and Vanessa Fox-Community Coordinator. Vice-President Kathy Lawrenson was unable to attend. All other board members were in attendance and Mark called the meeting to order at 10:03 AM.

Secretary's Report: Kay presented the draft-copy minutes of the August 24th 2024, meeting minutes. Scott moved they be approved as presented and Micheal seconded the motion, which passed.

Treasurer's Report: Scott gave his report.

Account Balances:

Banner Bank Checking Account: \$131,521.24

To Deposit:

Banner Bank USDA RD Loan Account: \$28,500.00

To Transfer from Checking:

Accounts Receivable: \$3,303.95 outstanding, with 8 lots owing the amount. Five lots are in escrow transfer. There is an overpayment total of \$81.63 by four lot owners. Water was shut off on two lots; one lot as paid and one lot remains disconnected.

Water Report: Bob gave his report. Replacement of the standpipe on Schulz is a top priority. He will call for locations services to get the project started. The Sanitary Survey is pending results from the Department of Health. He listened to seepage spots but heard nothing indicating a water leak. The area will need to be dug out to get a better understanding of what is causing the wet oozing onto the asphalt on Mountain Drive. There was extensive water chlorination and flush done on the water system recently; there will probably not be another system flush until March of 2025. The water usage for the month was down to 8,000 gallons per day. The new Community Coordinator Vanessa Fox will ask a community member who is willing to volunteer as needed, if he would be available to read the meter inside the wellhouse on a regular basis. Bob is preparing to winterize the instruments at the water tank as well as those located at the vault off Wood Road.

Road Report: Micheal gave his report. WRS Construction is slated to begin roadwork repairs in November. There was a return to the discussion of water seepage on Mountain Drive, which will eventually erode the asphalt. There is an option to have the area exposed by the contractor while they are working on the other community road repairs. Micheal would like to explore the possibility that the water is following the waterline downhill. Bob would like to have more documentation of the waterline path downhill to the bottom of the hill. Scott moved that we authorize and additional \$5,000 to the bid of \$30,000. Bob seconded the motion, and all members voted in favor of the increase. Micheal would like to have community volunteers to get rid of the debris that is building up on the side roads. Vanessa will post a volunteer request when more leaves have come down.

Community Coordinator: Vanessa has been working with Paula to become familiar with the coordinator's responsibilities. She has many ideas she would like to implement as the year progresses. Her goal is to streamline the job and make sure the community has easy access to necessary information, as well as making it easier for community members to volunteer for projects. She will work on implementing some of the ideas brought forward at the annual meeting in September of this year.

Continuing and New Business: In addition to the ideas listed above, Vanessa would like to address some of the issues that the board has discussed as being potential problems. This might include forming additional CMCC message lists for specific information which does not affect all shareholders. There was some additional discussion regarding the continuing process to resolve the paving issue on Park Place. Bob said he would work on the letter to our lawyer as his time permits. Kay presented minutes from the September 2024 Annual Meeting. Because of time constraints, the board will table the review of these minutes until the next meeting, which is scheduled for November 24th at 10:00 AM at Bob's house. The meeting was adjourned at 12:15 AM.

Kay Birkett, CMCC Board Secretary

Board Approval on October 24, 2024