



CMCC BOARD MEETING MINUTES

July 27, 2024

Present: Mark Jacobsen-President, Kathy Lawrenson-Vice-President, Scott Jackson-Treasurer, Kay Birkett-Secretary, Bob Connolly-Water Manager, and Micheal Skredsvig-Road Manager. Paula Berg, our Community Coordinator was unable to attend. All other board members were in attendance. Mark called the meeting to order at 10:07 AM.

Secretary's Report: Kay presented the draft minutes of the June board meeting. There were corrections to the minutes. She will make the corrections and present a new draft of the minutes for approval at the August meeting.

Treasurer's Report: Scott presented his report.

Account Balances:

Banner Bank Checking Account: \$114,800.12

To Deposit:

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

To transfer from Checking:

Accounts Receivable: \$53,724.37 from the June 2024 billing. This amount includes the CMCC 6-month billing, with one lot owing \$12.59, overpayments by 3 lot owners of \$44.45, and a water credit to one lot owner of \$84.96. This leaves an open balance of \$53,607.55.

Water Report: Bob gave his report. The non-functioning water pump was crated and sent to GA for repairs. There will be a one-year warranty on this. Trees need to be removed around the wellhouse and water tanks. The meter on Lot 4 was spinning and the leak was clamped off. Water usage on Lot 34 was unusually high; the meter reading was verified but no leak was found. A family member is aware of the usage amount. There were several other leaks that were repaired by the water team. The WA State Department of Health now requires all water systems to be tested for "forever chemicals". This year our system will have its first test. The system will be flushed on Tuesday, August 3rd.

Road Report: Micheal gave his report. He is still watching for any changes in the oozing patch under the asphalt on the hairpin curve on Mountain Drive. He is planning to do some patching on Mountain Drive as time and weather permits.

Ongoing and New Business: The 2024 CMCC Annual Meeting is scheduled for Sunday, September 22nd at 11 AM. It will take place in the barn on Lot 66. The board will discuss the details at the next meeting. Over the past year the board has discussed various ways to increase community involvement by shareholders. Community volunteers are vital to keep our dues down and we would like to encourage awareness of how individual shareholders could become more involved. This topic will be discussed with shareholders in the annual meeting. The board discussed whether to accept a donation from a shareholder for CMCC volunteers' work. The board decided at this time, not to accept the donation. There was a discussion of charging shareholders who would like CMCC official documents mailed to them rather than receiving them electronically. This would be more cost effective and save board members' time. The board also discussed changes in policies and procedures that would need to be changed to allow the community to become less reliant on volunteers. We will discuss the options that are open, and further research those that offer shareholders the most value at the lowest cost. Scott volunteered to draft a form which would allow CMCC to automate our twice-a-year shareholder billing.

The next board meeting is scheduled for August 24th at Micheal's house. The meeting was adjourned at 11:25 AM.

Kay Birkett, CMCC Board Secretary

Board Approved on Aug 24, 2024