



CMCC BOARD MEETING MINUTES

May 19, 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. All board members were present, and Mark called the meeting to order at 10:05 AM.

Secretary's Report: Kay provided draft minutes of the Special Meeting on February 19th, and the corrected minutes from the April 20th monthly meeting. Kathy moved to approve the minutes of both, as corrected. Paula seconded and the motion was approved.

Treasurer's Report: Scott presented his report.

Account Balances:

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|---------------------------------------|--------------|----------------------------|------------|
| Banner Bank Regular Checking Account: | \$119,235.17 | To Deposit: | \$3,825.20 |
| Banner Bank USDA RD Loan Account: | \$45,590.00 | To Transfer from Checking: | |

Accounts Receivable: \$2,617.59 with Lots 61-64 and Lot 99, property transfer in escrow, Lot 65 owing \$12.59, and an over payment of \$0.27 by two lot owners.

Water Report: Bob gave his report. The leak at Park Place has been repaired and the required 2 samples from water in the area have come back with satisfactory results. The water team found an abandoned water connection on Lot 16 which caused the leak on Park Place. The meters in this repair area have been read after the repairs. This will provide a new baseline for the next meter reading. Lot 55 now has a completed water hook up. The sale of Lot 3 is pending and there has been extensive ongoing excavation on Lots 2 & 3 to make each lot a separate property. The water team has made sure that each one has a separate water connection.

Road Report: Micheal gave his report, with input from Bob and Scott. Micheal is waiting for quotes on his requests for road repair estimates. Linda Lane was graveled and ditched. Dave Holmkvist continues to volunteer his time and mower to keep the vegetation along our side roads mowed. CMCC provided gas for his mower. The new hydrant adjacent to the new vault on Colony Mountain Dr. will be installed on the 20th. There was a discussion about the drainage on Schultz Lane. The culvert, installed by a former lot owner on Lot 81 is insufficient to handle the diversion of water flowing down the ditch. The current lot owner is aware that the culvert's diameter is inadequate, and drainage has been an ongoing problem. CMCC plans to re-ditch the area from the high side and up the hill so that the water will drain into his culvert, but it may still need to be replaced. Board members will talk to the lot owner when they do the ditching, which will be soon. They will possibly be moving the water meter, which is not in a good location. Our plans for the side roads include chip sealing. All repairs are done with this in mind so that current repairs will not need to be redone.

Community Coordinator: Paula gave her report. There was a discussion about community members who may find that CMCC notifications go into their Junk Mail boxes and as a result they miss important information from CMCC. Paula has no way of knowing if this is happening and Scott offered to send a new contact form and a reminder to people that they may not be getting pertinent CMCC information. He will send this out along with the July water bill.

Continuing and New Business: Scott presented the 2024-2025 CMCC Annual Budget. Scott clarified all the numbers for the board. There was a brief discussion and the board moved to accept the budget as presented with one change: to roll over the line item for water system repair of \$10,000 from 2023-2024 to the 2024-2025 budget. Scott moved to make this change and Micheal seconded; the motion passed unanimously. Paula is working on the letter to Chris England to thank him for organizing the chipper day. DNR grant funding has already paid for the project. There was additional discussion on formulating a new board policy for shareholder-suggested volunteer community actions and improvements. Paula will present a draft copy for board members to review. The final draft would be adopted as board policy. There has been recent progress on the county broadband access for the area. Crews have been on the roads mapping the area for fiber internet. The next board meeting will be held on June 22nd at 10 AM at Kathy's house. The meeting was adjourned at noon.

Kay Birkett, CMCC Board Secretary

Board approved on June 22, 2024