



CMCC BOARD MEETING

April 23, 2025

Present: Mark Jacobsen-President, Kathy Lawrenson-Vice President, Scott Jackson-Treasurer, and Kay Birkett-Secretary. Bob Connolly, our water manager, and Vanessa Fox our Community Coordinator, were unable to attend. We have one unfilled board member position. Mark called the meeting to order at 10:02 AM.

Secretary's Report: Kay presented a draft copy of the board meeting minutes from March 23, 2025. Scott suggested changes to these minutes. Scott moved the minutes be approved with the changes and Kathy seconded the motion, which was approved by the board members.

Treasurer's Report: Scott gave his report.

Account Balances:

Banner Bank Checking Account: \$152,149.87

To Deposit: \$16.15

Banner Bank USDA RD Loan Account: \$49,399.00 **To Transfer from Checking:**

Accounts Receivable: \$4,882.20 total amount, with 13 lots owing. Three lots are currently in escrow status, one lot has a balance due, but the water is turned off. There is an overpayment of \$1,283.52 by three lot owners.

Water Report: In Bob's absence, Scott gave a brief report. Lot 48 reported a leak which was on the CMCC side of the meter. The homeowner helped to excavate the meter connections to expose a broken fitting. After the line was drained, new fittings were installed. When the leak was repaired, a message went out to all homeowners affected by the break, instructing them to boil their water until these lot owners received notification that testing samples came back with satisfactory water quality results. One lot owner complained about cloudy water and the system was flushed the following day. Because of the leak and the flushing, the water usage for this month is high. We discussed the additional waiting time for water sample testing in Skagit County, and we discussed the possibility of using a test lab in the Ferndale area. This lab would provide faster results for water quality if some shareholders were under a "boil water" warning while awaiting test results. Kay offered to deliver the samples if she was available.

Ongoing and New Business: We are waiting for additional information from the DNR and the Firewise Program regarding their grant for removing ladder fuels. The contract for fiber optic cable installation is still going forward and work on the project may start in the next few months. Repairs on the side roads will also begin soon. There are some CMCC shareholders who have rental property and ADUs with additional residents. In the case of a water or other emergency, CMCC has no way to communicate with these residents. If property owners provided additional contact information for these residents, it would allow them to receive relevant emergency information such as road closures or water system updates. The board members briefly discussed additional upcoming projects for discussion when more board members are present at the meeting. The next meeting is scheduled for 10 AM, Saturday May 17th, at Bob's house. The meeting was adjourned at 10:52 AM.

Kay Birkett, CMCC Board Secretary

Board Approved on May 17, 2025