



2023 CMCC ANNUAL MEETING September 9, 2023

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 in attendance and there was a quorum of shareholders. Thirty shares were represented in person or by proxy. Mark called the meeting to order at 10:05 AM. Each board member introduced themselves to the shareholders.

Secretary's Report: Each shareholder was given a packet of written reports from each board member that would be giving a presentation at this meeting. This included a copy of the 2022 Annual Meeting Minutes, previously approved by the board in 2022. These minutes need to be approved by the membership. Chris Chesley moved the minutes be approved as read. Melanie Mankamyer seconded the motion. The membership voted to approve the 2022 Annual Meeting Minutes as presented.

Treasurer's Report: Scott presented the 2022-2023 Statement of Activities and Statement of Financial Position, also included in the packet. Scott generated these documents at the end of the financial year ending June 30, 2023. All statements balanced. The membership had time to review the documents and Scott asked if there were any questions. There were none.

Water Report: Bob presented the water report, included with the documents. He reviewed last year's water system operations, including capital improvements, maintenance, and repairs. He reviewed problems that he and other board members are working to resolve. The state recently mandated additional testing of our water. These will establish a baseline for PFAs (Forever Chemicals) in our water. Bob answered questions from shareholders. He said he was not expecting our water to contain any PFAs.

Road Report: Micheal gave his report, also included in the information packet. Within the next few weeks, we will have a new PRV installed along Mountain Drive-part of the remaining requirements for our water system to be completed. He reminded shareholders along our private roads to keep their ditches clear of debris. He will be asking for volunteers for various projects along the side roads.

Community Coordinator: Paula gave her report. She requested that anyone with recently changed contact information notify her so that she can ensure all community members are notified electronically with information that pertains to them. Electronic messages include updates on CMCC roads, water system outages and maintenance. The ad hoc internet access committee formed two years ago received notification in May that the county has been approved for infrastructure grant funding. Right now, there is limited specific information on the project which will make internet access in our neighborhood more accessible. Homeowners will still need to work with a service provider, but the upgrade is free to our community. The board would like to give a special thanks to shareholder Ann Eissinger for her work on the project.

Community Expansion: In the past year, the board had no requests from anyone asking to join our community. Lots #99 and Lots #61-64 are currently in escrow. The prospective new owner plans to pursue lot line adjustments on CMCC Lots #61-64, turning the 4 lots into 3. These 4 lots have their own designated water shares. The large Lot #99 has 10 water shares attached to the property and the prospective owner currently plans to subdivide into 7 lots.

Budget for 2023-2024: A copy of the budget was included in the documents. The membership had time to review the budget before Scott asked if there were any questions. There were none. This year's budget contains more reserve amounts to be set aside. The USDA RD Loan Contract requires money to be set aside each year and will, in the last year of the loan, equal the amount of the final loan payment. This year's budget will set aside additional reserves to be available for use in a water system emergency. We have also invested in additional replacement parts for emergency repairs.

New Business: Mark called for elections for a 2023-2024 board. Doug Robinson moved the current board be approved to serve for another year. Wendy McBeth seconded the motion, and it was passed. There was a discussion by shareholders about solutions to the problem of trees constantly falling on the power lines, disrupting the service. Puget Sound Energy will respond to requests from homeowners regarding dangerous trees within 10 feet of lines. Homeowners can call them. Paula posted her notes from the recent Firewise meeting on the CMCC website, which includes contact information about tree removal.

Bob went over the Water Use Efficiency Report, also included in the documents. Because CMCC is a water purveyor for our community, we must meet certain state water efficiency goals. CMCC has met some of the goals set 5 years ago, but some have yet to be attained. Bob set two goals: 1) Currently our community users use less water per day than the nation-wide average of 100 gallons per day per household. We have met this goal by using about 70 gallons per day. Our goal is to maintain this amount. 2) We have not consistently met the goal for less than 10% system water loss. We are not far from this goal-installation of the additional PRV will allow further isolation of the system if leaks occur and installation of the radio-read meters will allow leaks to be identified very quickly. These two improvements will help us consistently achieve the <10% water loss. There will be road work along Colony Mountain Drive while the PRV is installed. There will be minor disruption of water service during the installation, and we will keep affected residents informed. There was no additional business, and the meeting was adjourned at 10:47 AM.

Kay Birkett, CMCC Board Secretary



CMCC Shareholder Approval, September 22, 2024

Volunteers: Most of our water meters are not radio-read. Last year we ordered more meters, and the parts needed for installations. Bob is asking for homeowners' assistance by doing the labor-intensive work of clearing and excavating around their meter and setter assembly. He brought a meter box to show exactly what the homeowner would expect to find once they start to excavate. He anticipated it would take only a short time for him or his helpers to take out the old meter and install the new one and the water would be shut off for about 5 minutes for the installation. Call him at 360-391-2428.