



CMCC BOARD MEETING
August 23, 2025

Present: Mark Jacobsen-President, Scott Jackson-Treasurer, Kay Birkett-Secretary, Bob Connolly-Water Manager. Kathy Lawrenson, Vice-President was unable to attend in person, but attended by phone.

In response to the internet post that went out to all CMCC members asking anyone interested in filling a board position to reply to the board. Shareholders Chris Chesley and Tanya Griffey responded and were in attendance with the intent to find out more about the duties involved in volunteering. They indicated their willingness to serve on the board. At the annual meeting scheduled for October, they could be approved by the membership as permanent board members for the upcoming year.

Mark called the meeting to order at 10:07AM. Chris and Tanya asked questions about the duties of each position. Chris agreed to fill a position as our Road Manager, and Tanya agreed to fill a position as our Community Coordinator. The board adjourned to an Executive Session. Scott moved to appoint Chris as the Road Manager and Tanya as the Community Coordinator. Bob seconded the motion. The motion passed unanimously, with Kathy voting by phone.

Mark resumed the regular board meeting at 10:33 AM, and included the two new voting board members in their new positions.

Secretary's Report: Kay presented the draft copy of the July 23, 2025 meeting minutes. Bob made a correction to this draft. Scott moved the minutes be approved as corrected. Bob seconded the motion and the minutes were approved.

Treasurer's Report: Scott gave his report.

Account Balances:

Banner Bank Checking Account: \$166,984.62 **To Deposit:** \$6,210.35

Banner Bank USDA RD Loan Account: \$30,400.00 **To Transfer from Checking:** \$0.00

Accounts Receivable: \$8,873.76 with 11 lots owing this total. There is an overpayment by 5 lot owners of \$1,004.28. The water on one lot is shut off, and there is an overdue balance on this lot. If CMCC were to place a lien on this property, CMCC would be the first in line to receive the amount of the unpaid balance. When the balance is paid, the meter will be unlocked and water will be restored.

New Lot Owners: Lot 51 has a new owner.

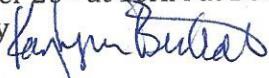
Scott purchased Brevo credits to use for texting messages to CMCC residents who prefer to receive messages in this format.

Water Report: Bob gave the report. He would like to flush the water system between the dates of August 28th-31st. He requested that Tanya post the event and the dates to all CMCC shareholders. He recently requested price quotes on two different VFD models. There was a discussion. Because this drive needs to fit into the motor connections in the space available, Scott will look at the specs before we place the order. This company is based in OR, which would make for faster repair time during an emergency. Bob is checking on the cost of contracting a company for maintenance on our system. There was a question about the ongoing Whatcom County Watershed Lawsuit. CMCC water does not come from this watershed. In the future, we may need to provide documentation to show our existing water source.

Ongoing and New Business: The Port of Skagit is getting closer to completing the broadband expansion in our area. CMCC owns community easements for all utilities. The broadband expansion will need to use them to provide service to our shareholders. Scott proposed that the board grant authorization to the Port of Skagit to use CMCC easements located throughout the community. He also recommended extending water easements on Lot 99. Direct underground drilling for a fiber optic cable would be much easier and cheaper in this geographic area. Granting use of these easements would benefit all concerned parties. Chris moved the board approve a two-part motion: 1) grant the Port of Skagit County and its contractors the right to use existing CMCC road and utilities easements, 2) revise the existing CMCC agreement with the owner of Lot 99 to add "water" to the list of utility easements on this lot. Bob seconded the motion with Scott abstaining from the

vote, which passed unanimously by the members. Scott presented two documents regarding these motions for signatures. Bob opened a discussion about the need to raise the annual dues. The discussion centered around the increasing costs associated with water and roads. There are also tasks the board would like to contract out to others and we need to discuss these costs. Scott will review the 2025-2026 CMCC budget to make recommendations for the board to present to the shareholders at the annual meeting. We tabled additional discussion until the September meeting. Our annual meeting is scheduled for October 12th at 10 AM. Tanya will send out a notification to all shareholders to save the date.

The next meeting will be September 20th at 10AM at Bob's house.

Kay Birkett, CMCC Board Secretary  Board Approved September 20th, 2025

The meeting location was subsequently changed to Chris's barn space.