



CMCC BOARD MEETING
July 12, 2025

Present: Mark Jacobsen-President, Kathy Lawrenson-Vice-President, Scott Jackson-Water Manager and Kay Birkett Secretary. Water Manager, Bob Connolly, was unable to attend. The board currently has two unfilled positions. Mark called the meeting to order at 10:01 AM.

Secretary's Report: Kay presented the draft meeting minutes from the previous meeting on June 28, 2025. There was one correction and Scott moved the minutes be approved with the correction. Kathy seconded and the minutes were approved as corrected.

Treasurer's Report: Scott gave his report.

Account Balances:

Banner Bank Checking Account: \$122,084.11

To Deposit:

Banner Bank USDA RD Loan Account: \$30,400.00

To Transfer from Checking:

Accounts Receivable: \$56,940.70 with an open balance of \$59,585.38 which includes unpaid balances of \$4,084.02 and overpayments from previous billings of \$1,639.34.

New Lot Owners: There are new lot owners on Lot 34.

Water Report: Scott gave the report. The meters were read at the beginning of July. There were 10 meters with overgrowth which needed to be removed before these meters could be read. Water on one lot has been shut off for some time and there is still an outstanding balance on this account from the last billing in 2024. The annual licensing fees for the water system have been paid. Bob purchased additional system fittings to have on hand when needed. Our water usage was approximately 16,000 gallons per day. The amount of unaccounted water was 5.3%. Bob fixed the risers on Toad and the VFD at the pump station. He is in the process of getting quotes for replacement options for use in a water system emergency. He would like to stay with companies in the local area.

Ongoing and New Business: The repairs were completed on Mountain Drive and the wet area on the hairpin turn was found to be caused by an underground spring which forces water to exit on top of the asphalt. At some point, the water will be diverted so it will not run onto Mountain Drive. Scott is working on the 2025-2026 budget which will be presented to the board for approval, and then to the shareholders at the next annual meeting. He is evaluating additional tasks which could be done on a contractual basis. The board needs to present available options to shareholders at the annual meeting. We will be posting information that we now have two open board positions. The board set a tentative date of September 28th for the 2025 Annual Meeting. Kay will check with Chris Chesley to see if he has that date available for our use of his facility. The Port of Skagit continues to support the internet infrastructure upgrade in the Bow area which includes our CMCC community. A contract has been awarded for the work which is ongoing. The DNR has begun work to complete the grant contract for ladder fuel removal in the neighborhood. Lot owners will be contacted as the work progresses. The next board meeting will be on August 23rd at Kathy's house. The meeting was adjourned at 11:08 AM.

Kay Birkett, CMCC Board Secretary

The venue was subsequently changed to Mark's house.

Board Approved on July 12, 2025