



CMCC BOARD MEETING
November 16, 2025

Present: Kathy Lawrenson-Vice-President, Scott Jackson-Treasurer, Kay Birkett-Secretary, Chris Chesley-Road Manager and Tanya Griffey-Community Coordinator. Doug Robinson is our new Volunteer Coordinator and a non-voting member of the board and was in attendance. He was approved by the membership at the 2025 Annual Meeting. Bob Connolly our water manager was unable to attend in person but participated by phone and president Mark Jacobsen was unable to attend. All other board members were in attendance. Kathy called the meeting to order at 10:05 AM.

Secretary's Report: Kay presented a draft copy of the October 2025 meeting minutes. Board members moved to approve the draft copy as presented and the motion passed unanimously.

Treasurer's Report: Scott presented his report.

Account Balances:

Banner Bank Checking Account: \$140,299.41

To Deposit:

Banner Bank USDA RD Loan Account: \$32,300.00

To transfer from checking:

Accounts Receivable: \$2,382.74, 5 lots have unpaid balances totaling this amount and there is an overpayment by 7 lot owners of \$1,113.52. The water is shut off on Lot 53.

New Lot Owners: Lots 62-64 have new owners.

Water Report: Bob and Scott gave this report. We ordered and received two new well pump Variable Frequency Drives, which we had on order. The report included a brief explanation of why the water system failed after the recent power outage. Once the power was restored, the well pump continued to pump constantly for 24 hours, overheating the system, causing it to fail. Aquatec replaced the pump with a new pump and motor. The system was functional except it needed a manual reset every 3 days. Aquatec will complete the repair, making the system function as it was designed to function. We have additional parts on order and will install a VFD.

Road Report: Scott has sealer for side-road repairs which will be scheduled when the weather improves.

Community Coordinator: Tanya gave a report. She is concerned that shareholders might be unaware they must sign up with Astound by the end of the year to be part of the internet expansion in the area.

Ongoing and New Business: Kay presented the draft copy of the 2025 Annual Meeting Minutes. These will be presented for approval by the membership at the 2026 Annual Meeting. In the interim, Bob moved and Tanya seconded that these minutes be approved and posted on the website. The discussion moved on to the continuing issue of updating our CC&Rs, Bylaws, and possibly changing our status to become a non-profit under IRS rules. Tanya offered to investigate these changes. A previous board member has 2 fireproof file cabinets belonging to CMCC. He has been storing them on his property and he would like them removed to a permanent CMCC location. They will be removed to a TBD location. Doug gave an update on volunteers. He has a phone list of people who are willing to volunteer, and he has a shareholder willing to coordinate cleanup, prep work, and painting at the wellhouse, which also needs a new roof. Doug will notify volunteers by text message, and he would like a text response sent directly to him. Scott and Bob would like another board member to have some basic training on how the water system functions. Tanya will post website information as specific projects are scheduled. January 2026 meter reading will take place on the weekend of January 3-4th. Scott will make sure those that read meters will have paperwork to accompany their routes. Tanya will send out a community notification of the date. Unless there is an emergency, the board will not meet in December. The next board meeting will be on Sunday, January 18th at 10 AM at Kathy's house. The meeting was adjourned at 11:32 AM.

Kay Birkett, CMCC Board Secretary

Board Approved on January 18th, 2026