



CMCC BOARD MEETING

March 28, 2026

Present: Mark Jacobsen-President, Kathy Lawrenson-Vice President, Scott Jackson-Treasurer, Kay Birkett-Secretary, Bob Connolly-Water Manager, Chris Chesley-Road Manager, and Tanya Griffey-Community Coordinator. Mark called the meeting to order at 10:14 AM.

Secretary's Report: Kay presented the meeting minutes from the last board meeting on February 28, 2026.

Scott moved the minutes be approved as presented, Chris seconded the motion and they were approved.

Treasurer's Report: Scott presented his report.

Account Balances:

Banner Bank Checking Account: \$153,750.55

To Deposit: \$758.82

Banner Bank USDA RD Loan Account: \$53,199.00

Accounts Receivable: \$2,868.64 with 2 lots owing and overpayment by 3 lots of \$1,732.57. The water on Lot 53 remains shut off. In preparation for legal consultation, CMCC paid our lawyer's retainer fee.

Water Report: Bob gave an update on the water system. Bob continues to provide location services for the internet expansion project by the Port of Skagit County. He estimates that he has done more than 40 locates for "Call to Dig" services. He would like to train other shareholders to respond to the location requests. Bob and Scott will discuss specific parts needed for pump station repairs and will order them. During the last power outage, the system did not send out a "no power" alert. Scott will troubleshoot to fix the interface. Bob determined our fire hoses are worn out and need to be replaced. These hoses and couplings are necessary for maintenance of the system. He found used hoses are not that much cheaper than new ones, and estimates the cost for new parts to be \$700.00. We no longer add small amounts of chlorine before a water system flush, and will add additional flushes as necessary. Our community water usage for the previous month was approximately 10,500 gallons per day, which is normal for this time of year. We discussed doing additional draw-down tests at the well house. We will probably do them more frequently. One of the board members contacted the owner of Lot 46 to inquire if he would be willing to volunteer with the water system. He declined at this time.

Road Report: Chris reported there was no additional work done on the roads. Repairs still need to wait for better weather.

Community Coordinator: Tanya reported that CMCC had correspondence from an author who has written a book about the history of the Colony Mountain area as a socialist Equality Colony in the late 1800s. The author contacted CMCC to ask if there was any interest in the topic, and if so, he would be available some time over the summer to give the historical perspective. There was a discussion. Chris stated a willingness to make his barn building available. The board declined to be directly involved but did ask Tanya to post information asking anyone who was interested and willing to organize the talk, to respond to the notice.

Continuing Business: Scott had a conversation with the new owner of Lot 99 regarding the installation of the fiber optic cable. There were no signed agreements for utility easements in this area. Scott is writing a new agreement to clarify any inconsistencies and it will be ready for the lot owner's signature soon. He also spoke to our lawyer about the Whatcom County Ecology Adjudication process involving water rights. Scott received legal information and advice about how to fill out forms and additional information to include with the required adjudication form. Scott will have the law office review the forms before he sends them in. CMCC needs to update our 10-year water plan. The EPA owns all water in WA. The Department of Health administers the regulations. These regulations constantly change and CMCC has always been compliant. The goal of the EPA and the WA DOH is to reduce the amount of water usage. This includes identifying water usage in agriculture and documenting old wells. Chris moved that Scott be authorized to continue pursuing legal advice on this matter. Kathy seconded and the motion passed unanimously. We reopened the discussion of a shareholder independently having a side road paved without notification or authorization by CMCC or Skagit County. The board decided to provide a written statement informing the shareholder that CMCC would not be liable for any future problems caused by his actions and he would be liable for any damage. CMCC would file the letter with the county. Chris offered to investigate the matter.

New Business: Scott presented a letter from a CMCC shareholder regarding the noise level on his lot caused by the neighbor's HVAC and pool pump systems. Bob needs to inspect pool equipment to make sure there are no backflow issues caused by maintaining the pool. He could measure the noise level at that time. He will check the county noise ordinances. There is a new owner, and CMCC has not yet been authorized to be on the property. We will attempt to get updated information and keep the neighboring lot owner informed. We decided to send out a written notice to be included with the July billing and would let lot owners know what they can do to facilitate installation of radio-read meters. The next meeting will be April 18th at Kathy's house. The meeting was adjourned at 11:55 AM.

Kay Birkett CMCC Board Secretary

Board Approved on Mar 28, 2026