



CMCC BOARD MEETING
April 18, 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. All voting board members were in attendance. Mark called the meeting to order at 10:03 AM.

Secretary's Report: Kay presented the draft minutes from the March 28, 2026 board meeting. Scott moved the minutes be approved as presented. Kathy seconded and the minutes were voted as approved.

Treasurer's Report: Scott gave his report.

Account Balances:

Banner Bank Checking Account: \$153,501.55

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

To Deposit:

To Transfer from Checking:

Accounts Receivable: \$2,853.11 total with 2 lots owing \$2,833.16 and one lot owing \$17.95. There is an overpayment by 3 lots for a total of \$1,732.57. The water is shut off on Lot 53.

Water Report: Bob gave his report. He continues to locate the underground utilities along the side roads in preparation for progress on the fiber optic installations. The La Conner fire station may have some used fire hoses that are suitable replacements for our leaking and unusable ones. This would save our community \$300. He will flush the system once he has replaced the hoses. He is working on developing a written procedure for the flushing. This would be one that can be followed in the future. We have the new radio read meters and all the necessary parts to complete installation throughout the neighborhood. Tanya has photos for homeowners with instructions on what needs to be done to prepare for replacement with an updated meter. She is planning to send out information to everyone. Bob will review and provide any other specific information to be included in the instructions. There was a discussion of whether there could be help for community members who are unable to dig. This will only be possible if there are volunteers that are willing to help. Again, this help is dependent on community volunteers. Bob would like to have all old meters replaced by the end of June. We will discuss the matter again at the next board meeting.

Road Report: Chris gave a brief report. He is still planning for road repairs along Mountain Drive, Park Place and Schulz, dependent upon the weather.

Community Coordinator: Tanya had a response to the neighborhood post asking if any community member would be willing to set up a community meeting regarding the history of our neighborhood as an equity community. A community member has volunteered to coordinate a time and a place to have an informal meeting later in the summer. The meeting is tentatively scheduled for Thursday, August 13th, at 7:00 PM. Tanya will post the information to the community when the time and date have been confirmed.

Ongoing Business: Chris is in the process of writing a letter to one of our shareholders regarding an ongoing issue. We discussed the county noise regulations. The regulations for rural noise levels apply to all CMCC lot owners and are measured 9 feet from a property line. The regulations are available on the county website.

New Business: As the weather improves, we will be scheduling projects which need volunteers. These projects were all mentioned in the documents from the 2025 Annual Meeting. Doug will organize volunteers and anyone interested in helping should message him directly. Tanya will send out the initial CMCC notifications and instructions. The next board meeting is scheduled for May 30th at Mark's house.

The meeting was adjourned at 10:45 AM.

Kay Birkett, CMCC Board Secretary

Board approved on May 30th, 2026