



CMCC BOARD MEETING

May 30, 2026

Present: Mark Jacobsen-President, Kathy Lawrenson-Vice President, Scott Jackson Treasurer, Kay Birkett-Secretary, Bob Connolly-Water Manager and Tanya Griffey-Community Coordinator. Chris Chesley, Road Manager was unable to attend but sent his report to the board. All other voting board members were in attendance and Mark called the meeting to order at 10:05 AM.

Secretary's Report: Kay presented the draft copy of the April 2026 board meeting. Scott suggested corrections to the minutes. Scott moved the minutes be approved as corrected, Kathy seconded and the minutes were approved.

Treasurer's Report: Scott gave his report.

Account Balances:

Banner Bank Checking Account: \$150,176.57

To Deposit:

Banner Bank USDA RD Loan Account: \$34,200.00 **To Transfer from Checking:**

Accounts Receivable: \$2,851.11 with 2 lots owing. The water has been shut off on Lot 53, but the account has an outstanding balance. There is an overpayment by 3 lot owners of \$1,732.57.

Scott will make sure the utility bill payments are up to date. He paid our lawyer a retainer fee and he received a bill which is covered by the fee, along with a credit of \$850.00.

Water Report: Bob gave his report. There have been two recent alarms for the pump station. The program was adjusted and reset and it has been functioning correctly. There will be more "Call to Dig" locations needed once the fiber optic cable is installed and ready to be connected to residents' homes. As Lot 99 continues to be developed, Bob is working on drainage issues around the pump station. The property owner will also be involved in doing work on his property, in accordance with the county drainage plan. Bob did not find any used fire hoses. Currently there were 9 water meters replaced last month and 8 are ready for volunteer work. Tanya sent out a notification for a hands-on installation class which will take place on May 18th. The meters for Lots 69 and 70 are underwater at certain times of the year and he would like to resolve that issue. He cautions all homeowners to be careful with their water usage as the summer progresses.

Road Report: Our road manager Chris Chesley was unable to attend this meeting but he sent a written report. On April 20th he and Bob went out to repair an area tagged for re-sealing. They found the area on Mountain Drive to be sufficiently sealed and no additional repair is needed at this time. Other areas that need re-sealing are covered in pine needles, which they were unable to remove. Chris has requested the help of a sweeper to clean the debris. The summer projects will include mowing and sweeping before any repairs begin. The "fire danger" sign along Colony Mountain Drive is in place. Chris England will be updating it throughout the rest of the year.

Community Coordinator: Tanya gave her report. She has reached out to all community members to let them know they need to make an effort to prepare for new meter installations. Those that need help can pay an additional fee to have the old meter prepared for the change-out. If there are volunteers available lot owners can request their help through an email response to the board. There are two lot owners who have provided minimal contact information. Tanya and Kay volunteered to pay them a personal visit and leave information for them. Tanya is updating information regarding a talk on the history of the area some time in August. Since this history talk is not sponsored by the board, there was a discussion of how to make sure that shareholders are aware that the board's function is just to pass on information to those who might be interested in the topic. Tanya reports that the unused CMCC file cabinets have been permanently removed from a shareholder's property, thanks to volunteers who helped with the project. Tanya will send out a notification of a well house work party scheduled for July 18 @9AM.

Ongoing Business: There was a discussion about the summer projects. One project is to replace the roof and sheathing on the well house, replace the flashing around the window and install a secure mail slot on the outside so that mail will be deposited inside the well house. The project also includes painting the outside. A shareholder has offered a crew to re-roof the building at no charge to the community. Bob may have sheathing and metal roofing which he is willing to donate for the project.

New Business: Scott presented a preliminary 2026-2027 CMCC budget. He went over each of the items, pointing out areas that might need updating or further review closer to the end of the summer when he will have better 2027 projections. Tanya moved we approve the projected budget to be presented for the USDA RD Loan. Kathy seconded, the motion passed. We proposed September 13th or 20th for the 2026 annual meeting. We will check with Chris to see if his barn is available. Meter reading will be June 27th and 28th. Tanya will send out prior notifications. The next board meeting is scheduled for June 27th at 10AM at Kathy's house. The meeting was adjourned at 11:45 AM.

Kay Birkett, CMCC Board Secretary

Board approved on June 27, 2026