



CMCC BOARD MEETING
July 25, 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 members were present. Mark called the meeting to order at 10:04 AM.

Secretary's Report: Kay presented the draft copy of the last board meeting on June 27th. Scott moved the minutes be approved, Bob seconded the motion, and the minutes were voted approved.

Treasurer's Report: Scott gave his report.

Account Balances:

Banner Bank Checking Account: \$140,075.70

To Deposit:

Banner Bank USDA RD Loan Account: \$34,200.00

To Transfer from Checking:

Accounts Receivable: Total. Including current billing, \$58,083.34 with 2 lots owing a total of \$3,058.51, 2 lots with a prepaid balance of \$1,732.57, leaving an open balance of \$57,409.28.

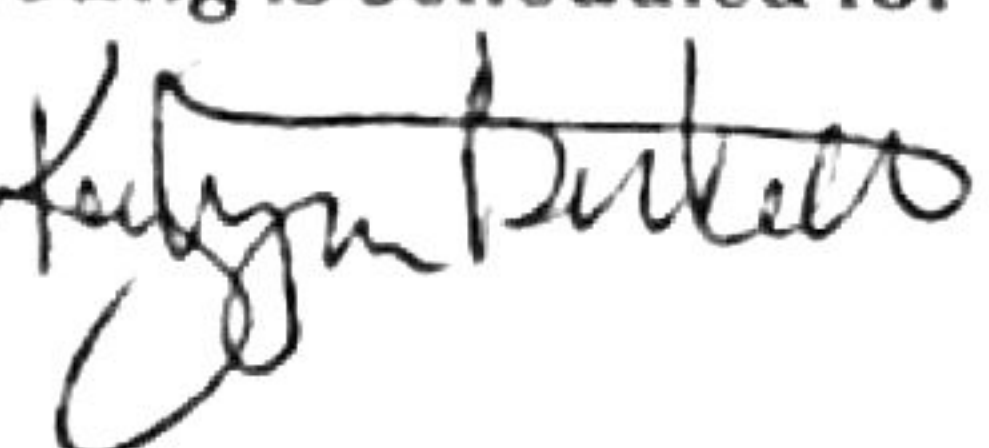
Water Report: Bob gave his report. The VFD error message issue has been resolved. The system was flushed using the old leaky fire hoses. Bob is in search of new or used hoses to use in flushing. So far, he has not been able to find any free ones. The team is still looking for the cause of a leak on Park Place. All the parts that were on order for the water system have been received. Jeremy and Scott cleaned all the debris from the sample stations located on various lots throughout the community. The stations should always be cleaned before any samples are taken for analysis and there is an on-going investigation of outsourcing companies to do this type of routine maintenance. The system was flushed and there were no complaints about cloudy water. Before the summer has ended, Bob intends to work on the pump station on Lot 99 to provide better drainage in the area. He will also be working on the valves at the pump station. Along with the June water billing, Scott included an information statement to the lot owners who have not responded to CMCC regarding the replacement of their old water meters. Shareholders are responsible for making their meters ready for the change out. There are options available for the removal of old meters-lot owners who need help should contact CMCC. Scott will contact Doug for volunteers. Doug pressure washed the shed adjacent to the well house. The owner of Lot 99 volunteered to replace the roof and stain the well house building. He is planning a mid-August roof replacement. Most of the firewood that was stacked near the well house has been removed.

Road Report: Chris gave his report. The status of the roads has not changed since the last board meeting. We need to have sweeping done and moss removed from the edges of the side roads. Chris will contact several companies to ask what services they can provide in regard to this maintenance. Chris sent a resignation letter to the board. He is resigning his position effective September 15th.

Community Coordinator: Tanya has kept the community updated with regards to new volunteer projects and a link to the educational meeting on the history of the Colony Equality Community.

Ongoing Business: The water team reported two leaks in the system. One was a substantial leak which was reported and repaired in a timely manner. The board discussed our current standard water leak billing rate and would extend it to the lot owners. The other possible leak is pending further investigation. Scott is in the process of reviewing our current water rates. He and Bob will evaluate the current water policy which has remained unchanged for a long time. Before the next annual meeting the board will be making some suggestions for rate changes. There will be a well draw-down test later in the summer. Our annual meeting will be held at the Edison Granary, 14136 Gilmore Ave, adjacent to the Edison Elementary School property. Kathy will finalize reserving the building for a new date of Sunday, September 27th 2026.

New Business: The next board meeting is scheduled for August 22nd at Mark's house. The meeting was adjourned at 11:13 AM.

Kay Birkett, CMCC Board Secretary 

Board approved on August 22, 2026