



CMCC 2026 Annual Meeting Minutes September 27, 2026

Board Members: Mark Jacobsen-President, Scott Jackson-Treasurer, Kay Birkett-Secretary, Bob Connolly-Water Manager through 2025-2026 board year, Tanya Griffey-Community Coordinator, Doug Robinson-Volunteer Coordinator and non-voting member. Kathy Lawrenson-Vice President was unable to attend. We currently have two vacant positions on the board. There was a quorum of shareholders present, with 21 represented in person, and 12 represented by proxies. Mark called the meeting to order at 10:10 AM. In order for all shareholders to see the reports, they were projected onto a screen.

Secretary's Report: Kay asked for a shareholder attending the 2026 annual meeting to move to approve the minutes, or make any necessary changes. It was moved by Doug Robinson, seconded by Jeremy Means that the minutes be approved as presented. The minutes were voted to be approved with no changes.

Treasurer's Report: Scott presented the 2026-2027 yearly budget as currently approved by the board. Our fiscal year ends at the end of June. The budget and other financial information is now password protected and will be available on the CMCC website for a short time. Scott submitted the required USDA RD Loan documents for the end of the year. All accounts balance. There were no questions from shareholders.

Water Report: Bob recently resigned his position as water manager. He shared his reports for the year: the water system is currently working well. In the last year CMCC had one incident of coliform bacteria which exceeded the level allowed by the WA State Department of Health. Most likely it was caused by contracted water system operators taking a sample from one of the stations that was not properly cleaned of collected debris. Bob spent some time showing the operators how to clean the stations correctly. They submitted another sample for testing and it came back clean. There is ongoing progress in removing old water meters and 61 have been replaced with radio-read meters. One leak was repaired and there is a possible leak on Park Place which is being monitored. Thanks to all CMCC volunteers and to coordinator Doug Robinson who has been instrumental in getting projects completed. He volunteered to continue in his job for the next year. We flush the water system as needed and no longer chlorinate it as part of this process. Tanya alerts community members when this will take place. Thank you to Ben Medina for renovations to the well house. CMCC will be submitting a final response to the Whatcom Superior Court and WA Department of Ecology regarding ongoing adjudication of water rights in the Nooksack River Basin. Individual CMCC lot owners will be covered under CMCC's legal response to the department.

Community Coordinator: Tanya gave her report. She has added password protection for some documents. The current 2025-2026 financial documents will be available on our website info@colonymtcc.org for a short time. Most importantly, she reminded shareholders: *CMCC does not get information or updates from any emergency services, fire department or law enforcement agency. These agencies send out their own information and updates. If you need to report an emergency or request an update, contact the appropriate agency directly. CMCC will only send out information to shareholders about water and roads as it applies to CMCC shareholders.* If you need to change your contact information, go to our website [and change it there](#). We can send out emails for free but text messages cost us money to send.

Budget for FY 2026-2027: Each month Scott presents a report of monthly activities to the board. One of the priorities for the year is to add additional money to our various reserve funds. He and Bob have been careful to make sure we have critical water system parts available for immediate use. This year we added a new pump and pump motor to the inventory. We have enough radio read meters and necessary parts to provide for all lot owners. The few meters with complicated change-outs still remain to be changed. Half of Scott's workload is doing the billing twice a year. Once all the meters are replaced, we will be able to turn over meter reading and billing to an outside contractor which will be monitored by CMCC. This would also give shareholders the opportunity to pay their bills online. Scott reviewed his numbers for the cost to produce each gallon of water vs. the price shareholders pay. A shareholder asked what the new water rates will be. Another shareholder pointed out Scott's numbers seemed confusing. Scott replied he has not finished his analysis which will also review a new rate structure to take effect in 2027. He will present his findings to the board for a final decision which needs to be equitable to all shareholders. WA State makes recommendations for households to reduce water use. Melanie Mankamyer reviewed some of these: replace bathroom shower heads and toilets to water-saving models, replace worn out appliances such as dishwashers and washing machines with water-efficient models. There were no additional questions for the board. This concluded the board portion of the meeting, and it was turned over to shareholders to share their concerns and comments.

Shareholder's Portion: Melanie Mankamyer and Micheal Skredsvig presented motions to the members for discussion. (See attached.) The motions requested current CR&As be reviewed and updated by a volunteer committee which included one board member. The committee would be tasked with: 1) reviewing all CR&As and present changes to the board for approval, 2) submit the changes to our lawyer for approval, and 3) present the new CR&As to the shareholders for approval.

Election of Board for the 2026-2027 Year: The board currently has two vacant seats. Mark asked each current board members if they would be willing to serve for another year. Each agreed to continue. Mark asked if there were any volunteers for two open positions. Phil Hubert and Johnny Groda volunteered to join the board along with the other sitting board members. The slate of board members was approved by the membership and the meeting was adjourned at noon. *Draft copy to be approved by the membership at the 2027 Annual Meeting. Kay Birkett, Board Secretary.*

The board would like to thank all the volunteers, especially Bob Connolly who volunteered to be our water manager for many years. He has been a tremendous asset to the board and all members of the community who benefitted from his expertise, underappreciated hours of manual labor, donated parts, and dedication to this community.

Other volunteers include Doug Robinson along with his team of community workers, Melanie Mankamyer, Ben Medina, Dave Holmkvist, Ann and Chris England, Micheal Skredsvig and Chris Chesley. They all helped to keep CMCC rolling along.