

Board Meeting
November 17th, 2018

Mike Stanford ~ President	Present
Ron Tilden ~ Vice President	Present via phone
Dave Lowrie ~ Board Member	Present
Bob Barr ~ Board Member	Present
Jim Wright ~ Board Member	Not Present
Judy Van Eyk ~ Board Member	Present
Al Lorenz ~ Board Member	Present
Roger Thomas - Board Member	Not Present
Art Alley ~Board Member	Present
Dan Shaffer ~ System Administrator	Present
Joanne Stanford ~ Bookkeeper	Not Present

Meeting was called to order at 10:00 a.m.

Minutes of last meeting were approved.

Financial Report: Checking: \$48,195.00; Mosquitoes: \$26,226.00; Capital Reserve: \$42,460.00; Time Account at Coastal Bank: \$9,560.24. Accounts Receivable is \$3958.00. All of the accounts receivable is from the Grubbs estate. That land was to be auctioned of last week. No word on results.

The stipend resolution compensating the president was signed by the rest of the board members.

Discussion was whether we wanted to make additional payment on land loan at the end of the year. Consensus was not to do this and to maintain cash in our accounts. Savings would be minimal.

All fixed assets purchased prior to 2001 have been lumped together in one line item. A new computer has been purchased for the association office. Just about \$97,000 will be left on the land loan after the first of the year.

Dan: not much going on. No leaks. Two rivers truck slid off the road at fire hall and damaged the stand pipe. It has been fixed. Dan will be cleaning up the lot at the water tower. Mike has a guy coming for fence estimate. Board is looking at beefing up the security at the water tank. Possible items include, fencing, cameras, lot clean up and ladder lock.

Mike will look into putting solar panels on the water tank to offset the cost of electricity to the Association.

Mike has begun to update the water regulations. The first draft of the changes is out to the board for review. Next step will be to draft up rules for short term rentals to be added to the water regulations. Mike will investigate what other towns and the county are doing.

Fire Wising of the association land will start this fall. Contractor has moved some equipment in. he will work until snow is on the ground and they finish next spring.

Mike will look into doing another owner brush haul this spring of the new land where the debris can be burned or chipped.

Judy is still working on forming a Mosquito district in the area. Work will continue this winter for vote next fall. The Association will maintain its own Mosquito fund in case they want to do additional treatment.

Grant of generator at Cottonwood wells is still going forward. If awarded, Association would get around \$33,000. Dan and Mike are getting bids for generators and associated infrastructure.

Owner issues: Kevin Arthurs was discussed at length. Consensus is that his business needs to be removed from the association by the first of the year. This included all activity and the container next to the road. Draft letters will be sent to the Association attorney, who will remain involved at this point.

The board received a written complaint from an owner about roosters crowing and chickens wandering onto other owners land. Ms. Walheim will be send a letter informing her she needs to deal with this violation.

No other old business

No new business

Next meeting is scheduled for January 26th, 2019 10:00 at the water building.

Meeting adjourned at 12:16 p.m.

Respectfully submitted by:

Mike Stanford



MINUTES OF MEMBER MEETING OF
CHIWAWA COMMUNITIES ASSOCIATION
September 22, 2018

Mike Stanford ~ President	Present
Ron Tilden ~ Vice President	Present
Dave Lowrie ~ Board Member	Present
Bob Barr ~ Board Member	Present
Jim Wright ~ Board Member	Present
Judy Van Eyk ~ Board Member	Present
Bill Lockinger ~ Board Member	Present
Roger Thomas - Board Member	Present
Art Alley ~Board Member	Present
Dan Shaffer ~ System Administrator	Present
Joanne Stanford ~ Bookkeeper	Present

Meeting was called to order at 10.00 a.m.

After the flag salute the board members introduced themselves.

Minutes of member meeting from April 28, 2018 were approved.

Mike asked if there were any new members. Cory Albright and Gary & Muriel Willet introduced themselves.

Financial Report: Checking: \$66,202.91; Mosquitoes: \$26,218.40; Capital Reserve: \$42,448.17; Time Account at Coastal Bank: \$9,560.24.

Accounts Receivable is \$8,960.99. More than \$3,000.00 of that is on a property where the owner died. The rest was due September 1.

While going over the Expense report the question was asked about using email to communicate with membership. Some members don't have email and Jim Wright made a good point about having a paper copy returned to us if it wasn't deliverable.

Cougar Creek Fire: The board rented a backup generator for the Cottonwood wells. There is a grant with the help Lake Wenatchee Fire and Rescue that will enable us to purchase a permanent generator. The Chiwawa Well field already has a generator on site.

Homes were triaged during the fire by the Fire Management Team. As they went through the neighborhood, they looked for 3 things: Easy access, space around the building, and the building itself were the key items they looked at. The houses that met the criteria would have firefighting efforts made. Mike will try to find out what ratings were on our homes.

During the fire, the Fire Department and Dan went around and shut off sprinklers that people left running continuously. Remember this: Green grass won't save your house. Fire hydrants will. We ask that you conserve water during emergencies. One day 250,000 gallons of water was used.

The Community owned property will be fire wised either this fall or next spring. The DNR has allocated \$14,800 to help offset the cost of having it done. The board has committed \$24,000 The DNR will also help private land owners with cost share.

There will be a chipping event this fall. Sign up had to be done through Lake Wenatchee Fire and Rescue web site by September 30.

Andrea Walheim informed the members that the Chelan County PUD is in the area cutting trees from under power lines. They will also cut trees on private property if they will affect the power lines. You can see spray painted orange spots on trees they are going to remove.

For questions call Bill Sanborn at CC PUD at bill.sanborn@chelanpud.org

Dan's report: The final permits for the Chiwawa Well Field were issued. Parts for the well will be ordered around March and installation of pump, etc. will start as soon as the snow is gone.

All of the fire hydrants have been painted and number. You can help by keeping brush and grass cut by hydrant. You can also help in the winter by not covering up hydrant with snow from your driveway.

All of the major water tests have been done for the year.

There were 4 major water leaks this summer. There were two on the Chiwawa Communities side and two on home owners' side. Tree roots and contractors not calling for a locate were the main causes.

The helicopter sprayed 5 times this summer. The spraying is done within the legal parameters and buffer zones near the rivers. Dan also cleaned out drainage ditches on the new property.

Mosquito District: Judy Van Eyk has been working to create a mosquito district in our area. The district would have a governing board of 5 people. Cost would be assessed through Chelan County. The areas that form the district have to be next to each other, for example 1000 Trails, Shugart Flats, and Wending Lane will be asked to be a part of district. 1000 Trails has already committed which is great because cost is based on acreage. The Chiwawa Community assessment may still be kept.

Owner issues:

1. Motorized vehicles are not permitted on Association land.
2. All traffic laws apply to the county roads in our community. That means the drivers must have a valid license, speed limits must be obeyed, and kids hanging off golf carts are not allowed. ATV's/four wheelers also must obey all traffic laws. Please call Rivercom's non-emergency number at 509-663-9911 to report illegal activity.
3. You can rent your single family residence only. Out buildings, garages, etc. cannot be used as rentals.
4. Commercial businesses are not allowed.

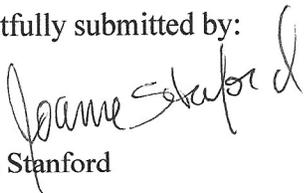
A member asked what to do if someone has an illegal fire burning. The answer is to call Rivercom. The most likely scenario for a disastrous fire in the community is that it starts within the community.

A question was asked about the barrier fences left by road construction crew from last summer. Can they be removed? Mike will find out.

There is concern about the dead trees along the roads in the area. County officials are well aware of the problem.

Meeting was adjourned at 11:30 a.m.

Respectfully submitted by:



Joanne Stanford

Attested to:

Mike Stanford

Board Meeting
September 22, 2018

Mike Stanford ~ President	Present
Ron Tilden ~ Vice President	Present
Dave Lowrie ~ Board Member	Present
Bob Barr ~ Board Member	Present
Jim Wright ~ Board Member	Present
Judy Van Eyk ~ Board Member	Present
Bill Lockinger ~ Board Member	Present
Roger Thomas - Board Member	Present
Art Alley ~Board Member	Present
Dan Shaffer ~ System Administrator	Present
Joanne Stanford ~ Bookkeeper	Present

Meeting was called to order at 8:00 a.m.

Minutes of last meeting were approved.

Financial Report: Checking: \$66,202.91; Mosquitoes: \$26,218.40; Capital Reserve: \$42,448.17; Time Account at Coastal Bank: \$9,560.24.

Accounts Receivable is \$8,960.99. More than \$4,000.00 of that is Grubbs. Judy will try to get number of attorney handling the Grubbs estate. Lemons also have an outstanding amount of \$634.00. There isn't a structure on their property but there is water. (Note: check was received 9-24-18)

Dan went to the water conference to fulfill the remainder of the 30 hours of class time required. The biggest takeaway was the flexible drop pipe, a new way to connect pumps in the wells. It has a 50 year warranty and is much easier to pull out of well if necessary. Dan figures the new well fittings will cost around \$55,000.00 with the pump at 10K and the pipe 20K. We also have to install a pipe for chlorine contact time. Plus there will be water tests that will be done after well is hooked up.

90% of our water is from Chiwawa well field and 10% is from Cottonwood wells.

Mike informed board of the grant for a permanent generator at the Cottonwood wells. We also were paid \$38.00 for the use of our pump at the intakes during the fire.

Becker. No response yet on rental letter.

Arthur. Board is giving Mr. Arthurs one more shot. Will have Yen inform his attorney of meeting on October 13th 2018 with attorneys. If he does not show up, water will be turned off on October 14th. Water will be turned off also if business and container are not removed.

Wotipka. Photos have been deleted and owner contacted. All good.

Judy has been working on Mosquito board development. Needs contact for Shugart Flats. She will attend Leavenworth board meeting in October. She is getting petition signed by registered voters.

Policy will be written into updated water regulations stating that if an owner has a guest cottage and claims family is using long term, that person will need to sign affidavit stating this fact.

Discussion was held on compensating Mike for duties. Desire is to keep him as board president and member. It would be too large of learning curve to bring in new person. Yen will be asked about stipend.

Fire Adaptive Community: Board serious about doing its part and will encourage owners to do their part.

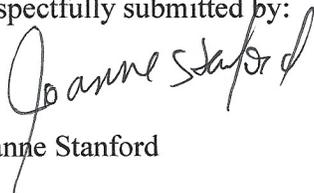
No old business

No new business

Nest meeting is October 13th 10:00 a.m. at the water building with Mr. Arthurs.

Meeting adjourned at 9:57 a.m.

Respectfully submitted by:



Joanne Stanford

Attested to:



Mike Stanford

MINUTES OF BOARD MEETING OF
CHIWAWA COMMUNITIES ASSOCIATION
August 18th , 2018

Mike Stanford ~ President	Present
Ron Tilden ~ Vice President	Not Present
Dave Lowrie ~ Board Member	Present
Bob Barr ~ Board Member	Present
Jim Wright ~ Board Member	Present
Judy Van Eyk ~ Board Member	Present
Bill Lockinger ~Board Member	Present
Roger Thomas - Board Member	Present
Art Alley –Board Member	Not Present
Dan Shaffer ~ System Administrator	Present
Joanne Stanford ~ Bookkeeper	Not Present

Meeting was called to order at 10:00 a.m.

Paul Clark, manager of the Ponderosa HOA was here to answer questions about the manager position in the ponderosa. The board is looking into whether or not this would be a good thing for the association to have. Discussion followed. Mike proposed possible in area manager as this would be better for the community. He is considering making an offer to the board to become HOA manager. Question to yen was if he could still remain as president of the board or if he would have to resign.

Kurt Becker showed up just after 10:00 in response to a letter we had sent to him about his rental violation to attend the next board meeting. He had sent a recent letter stating that his wife had sever medical problems and to leave his family alone. He also stated that he had discontinued the illegal rental. The board informed him that he no longer needed to meet with us and he presented a new letter stating that he has plans to indeed rent out the additional cabin full time.

The board talked with Paul for some time.

Minutes from the June board meeting were approved.

Financials: As of August 16th 2018 there is \$64,799.22 in checking; \$26,214.73 in Mosquito; \$42,442.24 in Capital Reserve and \$9,550.24 in Time Account. Accounts receivable are \$23,459.20

Dan- the rental generator for the cottonwood wells is installed and can run one pump. A new, permeant generator hopefully will be installed with a grant from the fire department. Mike is working on this.

Chiwawa well field approval is almost there. There is a hearing on September 5th which should be the last step. Plumbing will most likely not take place until next year.

RH2 bid for design of control upgrade of \$34,000 is too much. Mike and Dan will look into other options from vendors. We have a system that works. No real rush.

Four leaks in two weeks. One from contractor digging without calling first. Always call before you dig.

We have a pump at the intakes for the fire tenders to draw with and are allowing them access across our land. We have a contract with fire team. \$1.00 a day. They have been taking about 100,000 gallons a day out of the river that otherwise would have come from our system.

Dan had list of projects in the wings. Still need 84 electronic meters changed out. New well pump and piping and communications upgrade. New water line replacement on Aspen Court.

Mosquito District update: Judy Van Eyk has been working on developing a mosquito district in our area. She has good info and is progressing well.

Member issues: Arthurs- board is moving forward on commercial business violation and container violation on Mr. Arthur's lot on Pine Tree. Yen will draft letter to his attorney. Ron will sign complaint.

Becker- Yen has been sent letter from Mr. Becker concerning rental of additional dwelling.

Tuckers- sign has been posted on road access to new land from Tuckers lot about no motorized vehicles on association land and high fire danger.

Firewise: Board has allocated \$24,000 to be use to help Firewise the association land adjacent to the Chiwawa well field and the Cottonwood land. Association has gotten grants totaling at least \$14,000 from the DNR for this project. Work will most likely not occur until early next spring due to availability of contractor. Thin Air logging will do the work.

There will be another chipping event in October. Information will be sent out to owners. Sign up by September 15th.

Member meeting is September 22nd 2018. If fire camp is still at rec club, then meeting will be held at the water building.

Member letter will be tweaked as discussed and sent out for final review.

Respectfully submitted

Mike Stanford, president

A handwritten signature in black ink, appearing to read 'Mike Stanford', written in a cursive style.

MINUTES OF BOARD MEETING OF
CHIWAWA COMMUNITIES ASSOCIATION
June 23, 2018

Mike Stanford ~ President	Present
Ron Tilden ~ Vice President	Not Present
Dave Lowrie ~ Board Member	Present
Bob Barr ~ Board Member	Present
Jim Wright ~ Board Member	Present
Judy Van Eyk ~ Board Member	Not Present
Bill Lockinger ~Board Member	Present
Roger Thomas - Board Member	Present
Art Alley ~Board Member	Not Present
Dan Shaffer ~ System Administrator	Present
Joanne Stanford ~ Bookkeeper	Present

Meeting was called to order at 10:00 a.m. Minutes from the April 28 meeting were approved

Minutes from the April board meeting were approved.

Financials: As of June 18th there is \$91,743.84 in checking; \$31,205.69 in Mosquito; \$42,431.60 in Capital Reserve and \$9,515.08 in Time Account.

Two owners had water shut off and then restored after full payment of reconnect fee, assessment, penalty and interest charges. Lemon still hasn't paid but there isn't a building on their lot. Grubb's is still off.

Cost for engineering Chiwawa well field is at \$10,417.24.

Jim asked if the land appreciates as a fixed asset. Mike will find out.

Bugs: we have sprayed 4 times. Bob suggested we have a permanent sign that the day or date of spraying could be attached to, so people know when we are spraying. This could be put in place next spring.

RH2: The SEPA report was in by the 1st of June. Mike posted the request for comments at the Chiwawa well. This is a 30 day process then the DOE will most likely have a 30 day comment period.

Committee reports: Judy has a meeting with Dave Neir on Monday. If we become a mosquito district the assessment is collected by the county. Land in the district needs to border each other. An owner on the 6100 Road expressed interest in joining the district. That means the other land owners between 6100 Road and Chiwawa Pines will have to be included. That is going to take some legwork. Process could take up to two years. Spraying will continue as normal.

Jim looked into making the Becker land tax free. It has to fall under certain criteria such as being part of the water distribution system. After discussion it was decided to table the application process for now since the taxes have been paid for this year.

Jim and Art researched a system administrator. This person would be responsible for covenant violations. The established companies they spoke with charged up to \$4000.00 a month and most would not be able to come to our area. Art also spoke with the manager at Ponderosa and it was decided the manager would be asked to attend the next board meeting. Before then the board needs to come up with items for a job description.

Also Yen will be asked if we can search out violations.

Owner issues: Mr. Arthurs is at the end of the enforcement process. He has had several opportunities to address the board and come into compliance. Next step will be loss of water service to the lot. The container van is on county right of way. His business address is Pine Tree road.

Mr. Becker did not pick up the certified letter. Dan and Mike posted the letter on his door on the 14th. He was also mailed a letter in the normal mail. He has until the 29th to contact the board.

Fire Wise: the dump site at the water building was cleaned up and hauled away by Dickinson. Dan donated a day's worth of backhoe time. We will pay for his fuel.

Mike has gotten two bids to clean up new land. One is from Taylor Tree Service for \$2800.00 a day. The other one was from Wildland Home Protection for \$23,000.00 for the whole 12 acres. He will get one more bid from Thin Air.

The DNR has a cost share program. Mike walked the property with DNR representative and has filled out the grant application with them.

Old Business: Community property by water tank: Mr. Babbs had the no motorized vehicles sign. Someone has put a gate and a pile of brush on the property line. Dan will put sign back up and find the property markers at the bottom end.

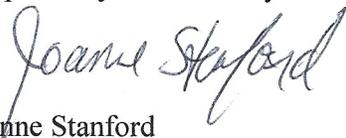
Swimming hole: porta potty is here. No security this year but that may be something the new system administrator could take on.

New business: Strongly worded letter from Yen to all owners regarding 2nd rentals on property.

Meeting was adjourned at 12:07PM.

Next meeting will be August 18.

Respectfully submitted by:


Joanne Stanford

Attested to:


Mike Stanford

MINUTES OF MEMBER MEETING OF
CHIWAHA COMMUNITIES ASSOCIATION
April 28th, 2018

Mike Stanford ~ President	Present
Ron Tilden ~ Vice President	Present
Dave Lowrie ~ Board Member	Present
Bob Barr ~ Board Member	Present
Jim Wright ~ Board Member	Present
Judy Van Eyk ~ Board Member	Present
Al Lorenz ~ Board Member	Present
Roger Thomas - Board Member	Not Present
Art Alley -Board Member	Present
Dan Shaffer ~ System Administrator	Present
Joanne Stanford ~ Bookkeeper	Present

Meeting was called to order at 10.00 a.m.

After the flag salute the board members introduced themselves.

Minutes of member meeting from September 23rd were approved.

Mike asked if there were any new members. Charles Holte inherited his mother's place, longtime owner Jean Holte.

Along with Judy Van Eyk and Dave Lowrie, members Rick Bakker and Bill Lockinger are running for board positions. Rick Bakker wasn't present. Bill Lockinger stood and introduced himself.

Ballots were collected.

Financials were gone over. Financials for last year are included in the annual report. As of April 15th there was \$103,994.99 in checking; \$52,192.82 in Mosquito; \$42,421.14 in Capital Reserve and \$9,515.08 in Time Account.

17 owners have not paid any part of the assessment and have been charged the 10% penalty and 8% interest.

2019 budget was gone over. Assessment will be the same as 2018. \$500.00 for lots with water. \$460.00 for lots without. Mosquito assessment will stay the same at \$60.00

Dan Shaffer: water usage for 2017 was just over 35 million gallons. Information on the water system can be found in the consumer confidence report located on line and in the 2018 annual report.

We have started treating for mosquitos. Dan treats on Tuesdays and Thursdays. If you have standing water on your land please try to remove it. If you need BTI pellets for standing water you cannot remove, please contact Dan at 699-0607. We will spray just before Memorial Day and the 4th of July for sure and also as needed before or after those dates. Notice will be given on the web blog www.chiwawariverpines.wordpress.com and on the reader board, however, please be advised that if the wind is blowing the spray will be delayed.

New land was discussed. Land has been purchased. No plans at this time other than drainage and fire wise clean up.

Short term rentals and commercial businesses were discussed. Information sent out in the member letter was re-stated. Board is looking into hiring outside administrator to handle enforcement and paperwork. More information will be passed on to the owners in the fall.

Short term Rentals:

As you are aware, short term rental of your single family residence within Chiwawa river pines is currently allowed. However, The Restrictive Covenants and water regulations of our Association do not allow for short term rental of any additional homes or apartments on a single lot. As per the Protective Covenants and the Water regulations, lots are too be used solely for single family residence. You are allowed to have a “guest cottage” on the same lot for short time use. This does not allow you to use it as a short or long term rental while either renting or residing in the main residence. The board has recognized that this has become an issue and has the intention of strictly enforcing this misuse of our Covenants and water regulations. If you have two full time residences occupying both the main residence and the Guest cottage or you are using the guest cottage or another dwelling as a short or long term rental, you run the risk of having your water service terminated to the lot.

Commercial Business:

Another issue that has been brought to our attention is the commercial business restriction within the community. Commercial businesses are not allowed in the association, however, the board has allowed for some home businesses that support or benefit the community to operate.

Lots shall be utilized solely for single family residential use consisting of single residential dwelling and such out-buildings (garage, patio structure), as consistent with permanent or recreational residence. Lots shall not be utilized for industrial or commercial use EXCEPT for the following:

- (1) **Long-term, low-impact service-oriented business:** Long-term, low-impact service-oriented businesses are defined as businesses operated by owners that reside on their properties on an ongoing basis, provide a direct benefit to the Association and its owners, and have a low impact on the community and its resources. Examples of long-term, low-impact, service-oriented businesses include the following: Trail grooming, backhoe operators, snow removal and accounting services. The Board of Trustees may approve long-term, low-impact, service-oriented businesses in addition to the examples given on a case by case basis. All long-term, low-impact, service-oriented businesses must comply with local zoning and permitting regulations and are subject to the Protective Covenants and By-Laws.*

All habitable structures must be located not nearer than 20 feet to the front lot line. Structures shall be of new construction and shall not be commenced until building permit of appropriate public body is obtained. Progress of construction shall be steadily progressed and exterior to be completed within twelve (12) months from commencement of construction.

Private property and easement issues were discussed. There is a difference between land owned by the association and easements that the association has for water lines, ect. Easements are owned by the lot owner and can only be used for stated use on the original plot map of that lot.

Mike Piroto, owner, talked about fire adapted community and the “ready, set, go program. Information on this and also on free address signs, free fire assessments for the home and smoke detectors for the home are available on the Lake Wenatchee Fire and Rescue site at www.lwfr.org

Kurt Becker, owner, talked about his objection to the mosquito spraying program. He is against the program as he feels it is bad for the environment and fish. Kurt threatened/promised to sue the association several times if we continued with the program.

Straw poll was taken by the members present and vast majority voted to continue with program.

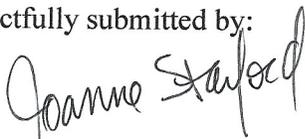
Fire department needs support for its efforts to buy land in Plain for new fire station.

Yakima Indian Nation has applied to do fish rehab project near cottonwood wells.

Voting results were in. Judy Van Eyk, Dave Lowrie, Bill Lockinger were elected. Vote on Audit was No.

Meeting was adjourned at 11:20 a.m.

Respectfully submitted by:



Joanne Stanford

Attested to:



Mike Stanford

MINUTES OF BOARD MEETING OF
CHIWAHA COMMUNITIES ASSOCIATION
April 28th, 2018

Mike Stanford ~ President	Present
Ron Tilden ~ Vice President	Present
Dave Lowrie ~ Board Member	Present
Bob Barr ~ Board Member	Present
Jim Wright ~ Board Member	Present
Judy Van Eyk ~ Board Member	Present
Al Lorenz ~ Board Member	Present
Roger Thomas - Board Member	Not Present
Art Alley -Board Member	Present
Dan Shaffer ~ System Administrator	Present
Joanne Stanford ~ Bookkeeper	Present

Meeting was called to order at 8:00 a.m.

Minutes from meeting March 24 were approved.

Financials for last year are included in the annual report. As of April 15th there is \$103,994.99 in checking; \$52,192.82 in Mosquito; \$42,421.14 in Capital Reserve and \$9,515.08 in Time Account. 17 owners have not paid any part of the assessment and have been charged the 10% penalty and 8% interest.

Discussion was held about the Becker land and property taxes. The taxes have been paid for this year. Jim Wright is going to investigate the rules and regulations with the Department of Revenue regarding payment of taxes.

Dan's Report: water usage is up. Just over 35 million gallons. There was only one leak over the winter. Summer projects will include painting fire hydrants and flushing the hydrants.

Discussion was held about the SEPA report required by the DOH for the new well field at eh Chiwawa. Bob made a motion to go ahead and pay RH2 to complete the report. Jim seconded. Motion passed unanimously.

Dan asked board about cleaning up drainage on Becker land. Board agreed he could use his judgement and backhoe to get better drainage of the standing water.

Dan talked to Helicopter Company and they are set to spray for mosquitoes before Memorial Day. He has begun treating and treats on Tuesdays and Thursdays.

Complaints:

Walheim cannot rent RV as it is not a single family residence. Her response was not clear that she understood this. Judy will draft a letter to her explaining in detail exactly what she can and cannot do.

Arthurs will be asked by Yen to remove the shipping container from his property by June 1st, 2018.

The date will be changed on the letter to real estate agents explaining the single family residence/rental rule and it will be mailed out. Jim will provide a list of agents or brokers.

Art started a discussion to hire an administrator to handle complaints and issues in the community. This may also include monitoring of the swimming hole during summer. Art and Jim will do some research and get back to the board.

Water Tower hill dispute between Bakker and Babb will be addressed with an email stating community members can use the community property in the winter. Summer use will be discouraged due to erosion issues. Dan will put up no motorized vehicle signs.

Yakima Nation Chiwawa Fan: the Yakima nation has drilled 5 tests wells on forest service land just past the Cottonwood wells and the hatchery intakes. There is concern that creating a new water way for fish habitat will affect the wells. Mike made contact with the forest service and they were going to pass on concerns to the Yakima Nation.

Becker land encroachments – Mike asked if a letter should be sent to the land owners that were identified on the recent survey regarding their sheds that are over the property line. The board agreed a letter should be sent.

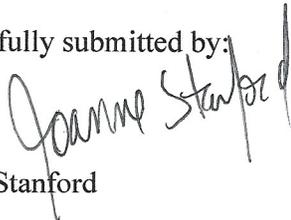
During the member meeting Kurt Becker will be given 10 minutes to speak against mosquito spraying. Mike Piroto a member, will speak about fire adaptive communities and the “ready, set, go” program.

Meeting was adjourned at 9:40 AM

Next meeting will be

Respectfully submitted by:

Joanne Stanford



Attested to:

Mike Stanford



MINUTES OF BOARD MEETING

CHIWAHA COMMUNITIES ASSOCIATION
March 24th, 2018

Mike Stanford ~ President	Present
Ron Tilden ~ Board Member	Present
Dave Lowrie ~ Board Member	Present
Bob Barr ~ Board Member	Not Present
Jim Wright ~ Board Member	Not Present
Judy Van Eyk ~ Board Member	Present
Al Lorenz ~ Vice President	Present
Roger Thomas - Board Member	Present
Art Alley ~ Board Member	Not Present
Dan Shaffer ~ System Administrator	Present
Joanne Stanford ~ Bookkeeper	Present

Meeting was called to order at 10:00 AM at water building.

Minutes from January 20th meeting were approved.

Financials: Checking \$106,337.28; Mosquitoes \$52,186.32; Capital Reserve \$42,415.56; and Coastal Time account \$9,515.08. The mosquito assessment monies were transferred from checking into the mosquito account.

There are 40 people that still haven't paid. Expect to receive checks this week.

Ron suggested changing the "land payment" account to correctly show the principal being reduced. (Taken care of after meeting)

Dan discussed how the new well needs to be hooked up to the system to allow for chlorine contact time. An 8" pipe will come out of well building into a 24" pipe that has to run for a certain distance. (150'). The pipe will be put in behind the well building and several trees need to be taken down. Dan said that would be the easiest location to dig. RH2 is working up cost for well approval from the DOH. The DOH requires a final engineered drawing of system. RH2 also will get us an estimate on a new well/tank communication system which will be fiber.

Water use for 2017 was 35 million gallons—up 2 million from previous year.

We only have to perform 6 tests for 2018. The next lead and copper test will be in 2020.

Summer projects will include painting and numbering the rest of the fire hydrants, and flushing the system.

Budget: Discussion was held about moving some money from capital reserve account into maintenance and operation line to cover RH2 expenses. Mike Stanford made a motion to approve budget, Al Lorenz seconded, motion passed unanimously

Owner Issues: Arthurs will receive second notice of violation. Kurt Becker will be given no more than 10 minutes at member meeting to present his argument against mosquito spraying. Walheim has contacted her attorney and will respond to Yen.

Chiwawa Land: Board agreed to pay the taxes on the property and then work on a boundary line adjustment to include the well field. At that time there should be an exemption from the Department of Revenue so we will not have to pay taxes on the land. The land was added to the insurance policy.

Mike asked the board what they wanted included in the member letter. Discussion was held about single family home and "guest cottages". Judy Van Eyk made a motion to update water regulations to remove the paragraph that talked about owners receiving two assessments if they have two full time residents living in tow buildings. Ron Tilden seconded. Motion passed unanimously

The motion was updated to also include changing the water hook up fee to time and materials for each new hook up.

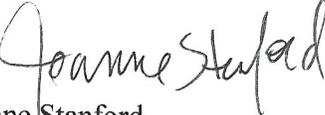
Fire Wise: Patricia Newsom is the community Fire Wise person. The board agreed to include information in member letter, at member meeting, and to help pay for community signs up to \$500.00.

Old Business: Mike read email from Rick Bakker about snowmobile use on his property. Mike will send him an email stating signs will be replaced after the snow melts out.

No new business.

Next meeting will be 8:00 AM at Rec Club on April 28th.

Respectfully Submitted by:


Joanne Stanford

Attested to:


Mike Stanford

Judy attended the hospital dinner representing the Association. It was very interesting and informative. The hospital is clean and very modern.

Bob attended the monthly county commissioners meeting held in plan. Lots of good community information. Other board members plan to attend.

Yen is almost done with the consolidation of the Protective covenants. This will put all past amendments and identify sections affected by the rental law suit decision in to one document.

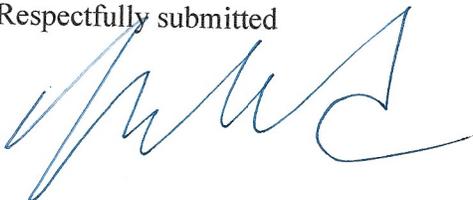
Short term rental issue was discussed at length. This is a hot topic county wide. We are seeing more amore owners building a second dwelling and renting both out short term. This is not allowed. The board will look into its options on curtailing or charging for the additional water usage. Chelan County is looking into the issue and the association will have Yen draft a position letter from us against short term rentals based on past owner input. The Associations' covenants state that all lots will be used for a single family dwelling. You can have a cottage for short time use as stated in the water regs. You cannot have two permeant or single family dwellings on one lot.

A letter from our attorney will be sent to Mr Kevan Arthurs asking him to attend the next board meeting. There is an outstanding complaint about his conex van so close to the road and running a commercial business from his lot. Discussion was held.

Next meeting will be March 24, 2018 10:00 a.m. at the water building.

Meeting adjourned 11:55 a.m.

Respectfully submitted

A handwritten signature in blue ink, appearing to read 'Mike Stanford', written in a cursive style.

Mike Stanford, president

MINUTES OF BOARD MEETING
CHIWA WA COMMUNITIES ASSOCIATION

January 20, 2018

Mike Stanford ~ President	Present
Ron Tilden ~ Board Member	Present
Dave Lowrie ~ Board Member	Present
Bob Barr ~ Board Member	Present
Jim Wright ~ Board Member	Not Present
Judy Van Eyk ~ Board Member	Present
Al Lorenz ~ Vice President	Not Present
Roger Thomas - Board Member	Present
Art Alley ~Board Member	Present
Dan Shaffer ~ System Administrator	Present
Joanne Stanford ~ Bookkeeper	Not Present

Meeting was called to order at 10:00 AM

Adam Neff from RH2 engineering was here to discuss the new well field and where we are on the contract with RH2. Updated the board and relayed good information. Adam also discussed the recent passage of a legislative fix for the Hurst decision and how it may or may not affect the association. Radio link test did not work from the water tower to the wells so other options will be explored. Most likely will go with fiber.

Also, guest owner Rick Bakker attended with concerns about snowmobiling up the hill next to his lot on Salal up from Riffle on Association land at the water tower. Discussion followed. Issues tabled for now as problem may have taken care of itself. Board will look into who removed no motorized vehicle signs from Association land. Rick is also interested in running for the board.

Financials \$49,159.00 in checking. \$30,159.00 in Mosquitoes. \$42,405.00 in reserve. \$9,515.00 in Coastal CD. AR is at \$158,820.00

Dan will not attend the water conference on the west side this fall as it is the same topics that was in Yakama this spring. Board members do have the option of attending if they are interested. Water usage is running about 26000 gallons daily, 37000 gallons a day on weekends, 50000 gallons a day on Christmas and New Years. We have only had one leak so far this winter.

There was a mix up with the land loan at the bank. They had our loan as interest only. This has been cleared up. Land payments are \$2396.71 each month due on the 25th. Payments will be made through the year and board will make additional principle payment in the fall.

Association will look into fire wise programs for the Becker property.

Mike Stanford was elected as president for 2018. Judy Van Eyk was elected as secretary and Ron Tilden was elected as Vice President

Judy Van Eyk and Dave Lowrie both said they will seek reelection this spring. Al Lorenz will not seek reelection. Board is looking for members to run this spring.

2019 budget first look. Discussion. Board will review and vote on it at the next meeting. Land payment of \$28,760.52 for 2018 will be amended to the current 2018 budget.