

Minutes of Board Meeting  
November 23, 2019

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
Roger Thomas ~ Board Member	Present
Art Alley ~ Board Member	Present
Bill Lockinger ~ Board Member	Present
Dan Shaffer ~ System Administrator	Present
Joanne Stanford ~ Bookkeeper	Present

Meeting was called to order at 10 a.m. Minutes of the August 23, 2019 meeting were approved.

Financials: Checking: \$3,601.01; Mosquito: \$25,308.00; Capital Reserve \$22,553.08; Time Account, \$9,591.43. There is a negative balance in Accounts Receivable because a few owners have small credit amounts.

Tumwater Drilling was paid. We have a credit balance with H.D. Fowler.

**Dan report:**

There has been one water leak and it was on the owner's side of the meter.

We are using 32,000 Gallons of water. In comparison we were using 232,000 gallons in August. Chlorine was purchased to get use through the winter.

The wells are on the list to be refurbished. Order of work to be done is Well # 5, 3, 4, 2 work will consist of pulling the pump and cleaning or replacing as needed. Well will be shot with a camera and screen cleaned if needed. Work will most likely begin spring 2021

Should have all we need to complete SO8 installation into the system in the spring. Well needs to be on line by July 8<sup>th</sup>, 2020 as per the DOH permit.

**Owner Issues:**

Mr Becker may be renting his secondary unit. He had informed the board that he was not going to rent this unit. It was suggested to read meters of a few places to see if there is a large difference in water usage.

Follow up letters from Yen will be sent to Mr. Becker and Ms. Walheim.

Mr. Arthurs had a well drilled on his property. This will not relieve him from the Association assessment as per the bi-laws.

The well is in a flood plain. It is legal for anyone to drill a well for use of less than 5000 gallons of water per day on less than ½ acre of land.

It was suggested that we look for an attorney in Chelan County that is familiar with Chelan County codes. Mike will contact Al Lorenz and others for suggestions.

Generator Grant update: FEMA has the grant and has not released the money yet.

Old Business:

Mike and Dan completed a must do list with cost estimates. Mike will work on putting together an information packet for the owners in the spring informing them of the needs and the estimated cost.

Joanne sent out information on other water districts fees. The board is planning on raising the yearly assessment to cover much needed maintenance and to add to the reserve account which was used heavily this year. Board was given several increase options to consider.

New Business:

No new business.

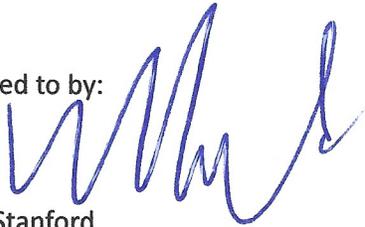
The next meeting will be January 25<sup>th</sup>. 2020 at 10AM at the water building.

Submitted by:

Joanne Stanford

Attested to by:

Mike Stanford



Minutes of Board Meeting  
September 28, 2019

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

Meeting was called to order at 8 a.m. Minutes of the August 24, 2019 meeting were approved.

Financials: Checking: \$7,485.86 Mosquito: \$25,302.53; Capital Reserve \$32,545.89; Time Account, \$9,591.43. Accounts receivable are \$5,918.09.

The Accounts Payable of \$ 8,148. 04 is Tumwater Drilling.

**Dan report:**

We are "Green" with the DOH. This means we have passed all the tests.

There have been 3 new water hookups. Board wants to encourage owners to put water on lots if needed as coasts are going up.

There wasn't much of a mosquito problem this summer. We did not spray with the helicopter but we did use Bti pellets. Also the land clearing helped dry up the breeding areas.

There was one good leak on the main after a small earthquake. Dan had Dickenson construction help as it was at a T and deep in the road.

Chelan County has stalled on codes for short term rentals. The Draft codes have been sent back to the planning department for revision by the planning committee. The board will wait and see what the county ends up doing before moving forward with its own regulations.

Fire Wise land update: we went over the estimated cost due to 51 large danger trees that had to be removed. Also the DNR did not give us the full amount of money we expected because of the land's

proximity to the rivers. The log deck was sold for \$2,000.00. Board is happy with results and considers it good land management and also good for mosquito control.

Cottonwood Well update: It looks like we will receive the grant money for the backup generator. FEMA just has to distribute the monies to Chelan County for distribution. The number one pump has been replaced and is working well. Cost for this was around 10K

Old business: Arthur's water is still shut off. We have received another complaint from one of his owners. It has been sent on to the attorney.

The board is going to start making owners aware that there will be a rate increase in 2021. The amount has not been determined yet. The board will work over the winter to identify projects and issues that need to be taken care of and come up with a rate increase amount.

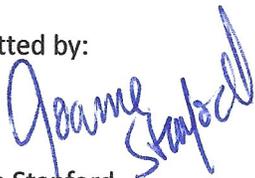
New business:

Mike raised concerns over the stipend that he receives as it comes due in November for review. The board reiterated the need for the compensation and the desire to continue this.

The next meeting will be November 23 at 10AM at the water building.

Submitted by:

Joanne Stanford



Attested to by:

Mike Stanford



MINUTES OF MEMBER MEETING OF  
CHIWAHA COMMUNITIES ASSOCIATION  
September 28, 2019

Mike Stanford ~ President	Present
Ron Tilden ~ Vice President	Present
Dave Lowrie ~ Board Member	Present
Bob Barr ~ Board Member	Present
Jim Wright ~ Board Member	Not 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	Present

Meeting was called to order at 10.00 a.m.

Mike read the minutes of member meeting from April 24 and they were approved.

Mike asked if there were any new members. Yunge's and Hutto's introduced themselves.

Financials were gone over. Several factors have led us to be lean on funds this year. Checking: \$7,485.86  
Mosquito: \$25,302.53; Capital Reserve \$32,545.89; Time Account, \$9,591.43.

Dan Report:

There was a cost overrun with the new Chiwawa Well due to problems with the pipe installation. The installation of the new well will be completed next spring.

There was also a leak in the water main on Wenatchee Pines a few days after a small earthquake. We do have insurance but it is hard to prove that is what actually caused the break. (A neighboring water system also had a main line break about the same time).

The pump on the number 1 Cottonwood well went out. The pump was 25 years old. Tumwater drilling pulled the pump and replaced it. All three of these things were unexpected issues and all happened within one month of each other.

There were 3 new water hookups on lots in the community. The owners were encouraged that if they have lots without water and are thinking of putting water on them, to do so sooner rather than later as cost are continuing to increase.

Firewise:

The Association did not receive the expected amount from the DNR because of the proximity to the rivers. We also had a cost overrun on this project due to over 50 danger trees having to be removed. We received \$10,500.00 from DNR. Cost of project was \$45,850.00. the log deck that resulted from the tree felling was sold for \$2000.00.

The county is looking into enacting new code regulations on short term rentals. The Board is waiting to see what the county ends up doing before putting forth its own attempt with regulations to help elevate some of the issues with this use.

The grant application in conjunction with the fire department for a backup generator for the Cottonwood wells is still on the table. The county is waiting for FEMA to award the funds so they can be distributed.

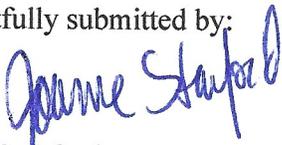
There was no old business

New business:

The board is looking to increase the assessment in 2021. The board has distributed the "need to do" list of projects and issues that need to be done. The board will work over the winter to better define what projects and issues need to be done and how much they feel the increase will need to be. Mike made the point that it is important to remember two things. One is that without water, your land is not worth anything. Also, even with an increase, the amount that we pay for the water system and other services is very low compared to other like Associations and water systems.

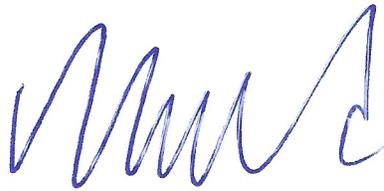
The meeting was adjourned at 11:50 a.m.

Respectfully submitted by:



Joanne Stanford

Attested to:



Mike Stanford

# Chiwawa Communities Association

2651 Cottonwood Lane, Leavenworth, WA. 98826

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Joanne Stanford –Bookkeeper

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Mike Stanford - President

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Art Alley

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Bob Barr

(509) 763-2232

Roger Thomas

(509) 763-4309

Ron Tilden- Vice President

(206) 999-3165

Jim Wright

(425) 478-2700

David Lowrie

(509) 763-3741

Bill Lockinger

(509) 888-2088

Judy Van Eyk

(509) 763-2541

September 1, 2019

Hello fellow owners:

**The fall HOA meeting will be held on Saturday, September 28<sup>th</sup>, 2019 at 10:00 a.m. At the Lake Wenatchee Recreation Club located at 14400 Chiwawa loop road.**

Please try to attend. This is good opportunity to meet your neighbors and keep up with what is going on in your community.

Agenda will include but is not limited to:

- 2020 budget
- Financial reports
- Grant updates
- Water Department update
- Fire Wise update
- County issues
- 2021 assessment

One of the topics for discussion will be the efforts of Chelan County to regulate short term rentals with new code adoptions. This has been a long process and should be nearing completion soon. The board has supported this effort from the beginning as the majority of Chiwawa owners have told the board that they support some sort of management.

In addition, the Chiwawa Board may enact additional regulations after the county is done so that this use aligns with the protective covenants of our community. For more information on this issue, you can go to

<https://www.co.chelan.wa.us/community-development>.

All of the Association land has been fire wised and looks great. Please remember that no unauthorized motorized vehicles are allowed on community property.

The new well (SO8) is getting close to being put on line. We ran into some cost over-runs on the required chlorination contact system we needed to install and so this well will be hooked to the system spring 2020.

Minutes of Board Meeting  
August 24, 2019

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
Roger Thomas ~ Board Member	Present
Art Alley ~ Board Member	Not Present
Bill Lockinger ~ Board Member	Present
Dan Shaffer ~ System Administrator	Present
Joanne Stanford ~ Bookkeeper	Present

Meeting was called to order at 10 a.m. Minutes of the June 22, 2019 meeting were approved.

Financials: Checking: \$8,769.06; Mosquito: \$25,298.33; Capital Reserve \$42,539.17; Time Account, \$9,591.43. Accounts receivable are \$17,830.00.

The \$4,000.00 from Grubb estate was paid by the bank. There was an overrun on the Fire Wise and the DNR grant was for \$10,350.00 instead of the expected \$17,000.00.

**Dan report:**

The new well piping installation was more money than expected. We did receive credit from H.D.Fowler for almost \$2,000.00. The only thing left for hook up of the new well is that the pump needs to be purchased and installed. This will be done in the spring of 2020.

There was a leak in the water main on Wenatchee Pines. The 4" pipe that feeds Cedar Crest from the main 6" line broke apart. A new T and valve was installed. Dickinson construction was hired to help with the repair it due to the size of the project. The road patch will be done in October.

The #1 well at Cottonwood field went down. The pump had to be pulled and replaced. Cost: \$8,758.00 plus the electrician's bill which we haven't received yet. This pump was 25+ years old. This is one of the association's biggest pumps. The flow meter for the Cottonwood well field is going to be replaced next week.

Two new water services are going in. Gabrielson at 5-02 and Skolrud at 2-60.

Mike went over the member letter that will be mailed by September 1. The board added a few additional items.

Mike and other board members have been attending the meetings the county has been having concerning new codes for short term rentals. Mike will submit a statement from the board in support of these new codes.

Mike will draft a letter to Mr. Axelson about the use of this property for commercial use.

**Owner Issues:**

Binkleys have dug a well on their property.

Arthur's water will remain off until he moves the business out of the community.

Becker's told the board their renter had moved out.

Walheim stopped advertising her RV for rent. She had sent a letter stating that each board member should get their own attorney. The board is covered as a group under the association's insurance policy.

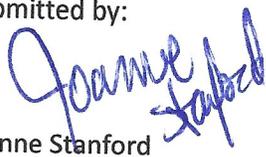
Joanne looked into taking credit cards. The board decided to not accept them due to the cost, time and the limited number of owners who asked about it.

The assessment will be raised for 2021. The want list is to be changed to the "need to do' list. The issues this summer are a sign that the water system is going to need updating and maintenance to maintain good reliable water to the owners.

The next meeting is on Saturday, September 28, at 8:00 a.m

Meeting was adjourned at noon.

Submitted by:

  
Joanne Stanford

Attested to by:

  
Mike Stanford

Minutes of Board Meeting  
June 22, 2019

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
Roger Thomas ~ Board Member	Not Present
Art Alley ~ Board Member	Present
Bill Lockinger ~ Board Member	Present
Dan Shaffer ~ System Administrator	Present
Joanne Stanford ~ Bookkeeper	Present

Meeting was called to order at 10 a.m. Minutes of the April 27, 2019 meeting were approved.

Financials: Checking: \$23,980.12; Mosquito: \$48,287.39; Capital Reserve \$67,530.63; Time Account, \$9,591.43. Accounts receivable are \$27,312.00. Billing will go out August 1, 2019

**Dan report:** The new Chiwawa well field chlorination system has finally passed the pressure test. Three times the rings blew apart during the pressure test. The test required the pressure to be 210 # PSI for an hour. It will operate at 100 # PSI. Ecology blocks were installed at the corners (cost \$400.00) and that helped keep everything together during the test. The engineer at RH2 said his additional costs were up to \$2,000.00. He verbally told Dan and Mike Dickinson that the concrete blocks weren't necessary and blamed the 3 failures on the rings.

We haven't sprayed yet for mosquitoes. Very dry. Doing the Firewise work seemed to help dry up wet areas. Money will be taken out of the mosquito fund to help pay for the Firewise project.

Water usage is normal for this time of year – 220,000 gallons a day.

The "no fireworks" signs were put up.

**Fire Wise project:** The cost has been higher because 51 dead trees had to be removed at \$250.00 each. Total invoice was for \$56,200.00 for the 19 acers. We should get at least \$14,000.00 from the DNR grant. A letter will be sent to Mrs. Kennedy asking that she remove here personal property off of the new association land.

Jim asked if the new land was covered under our insurance policy. Mike will check but thinks that it is under "general liability" section.

**Owner issues:** Mrs. Becker contacted the DOH Drinking water division about the association's plan to shut her water off due to a covenant violation. Dan was contacted and when DOH was informed it was a covenant violation, the DOH said case closed. Jim asked if we could possibly get the correspondence between DOH and Becker's. Mike will look into this.

Mr. Arthurs still has not done anything about the container. The water is still shut off. Discussion was held about ordering a tag that states tampering with this lock is a federal offense to be placed on the meter. Mike will look into this.

Ms. Walheim told Dan she would let the board know that she would no longer be renting her trailer. Officially, the board has not heard anything from her. She is scheduled to have her water turned off on July 1, 2019

The Board was informed that Walt Lankhaar has his home listed and wording in the ad states that the apartment over the garage is currently rented. A letter will be sent to him and the listing agent from our attorney, reiterating that only the single family home can be rented.

**Short Term Rentals:** Chelan County is working on codes for nightly rentals that if put into place will eliminate many of the problems with short term rentals that we see in our community.

**Generator Grant Update:** The grant for a generator for the Cottonwood wells and building is now at FEMA and apparently has been approved. Once they allocate the money to the county, we should be good to go for the 132 KW generator at the cottonwood well site and building.

**Mosquito district:** Judy has had difficulty getting people to sign the petition to get the vote on the fall 2019 ballot. It is tabled at this time.

There was no old business.

**New business:** Mike forwarded an email questionnaire to board from hospital.

River Com has a levy coming up soon that will continue tax already in place for maintenance.

The Stanford's have a Doug Fir Tussock Moth invasion. The FS is spraying around the lake Wenatchee area to try and save trees.

The next meeting is on Saturday, August 24<sup>th</sup>, at 10:00 a.m

Meeting was adjourned at 11:55 a.m.

Submitted by:

  
Joanne Stanford

Attested to by:

  
Mike Stanford

Minutes of Board Meeting  
April 27, 2019

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

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

Annual report is done. The financials in the report were as of March 31. The board went over current financials as of April 26.

**Financials:** \$111,949.87 in checking. \$48,270.00 in the Mosquito fund. \$67,497.00 in the reserve account. \$9,591.00 in the CD for the land. Bank owns the Grubb house now and has paid the assessment from the time they took ownership. The remaining owed will be received upon sale as per the lien on the property. The CD at Coastal automatically rolled over for another year.

Mike informed board that he no longer would take the stipend. The board opposed that and it was unanimous that he continues taking it for all the work he does.

Ron was concerned that some members might ask why we had money left over each year. The budget has a reserve line item and the money is carryover not spent from the previous year.

**Dan:** The pipe was delivered for the well project. The project is bigger than what we have equipment for. Dickinson construction will be hired to dig the trench and lay the pipe. Three concrete pads will need to be framed and poured at 3 points –both corners and at the T. It will be approximately \$40,000.00 for the pipe, \$10,000 for the digging, \$3,000 for the pads. The project will start around the 13<sup>th</sup> of May.

The pump and electrical for the new for the new well, SOC 8, will be close to \$25,000. Because our construction permit is good for 2 years we have the option to wait until next year to install the pump.

The mosquitoes haven't been too bad yet. Dan has been treating the standing water. He contacted North wind Helicopters about spraying. The cost should be close to what it was last year.

**Voting:** Three incumbent board members are running. Art Alley, Bob Barr, and Roger Thomas.

**Firewise:** Thin Air Logging was the lowest bid out of 3 for fire wising the newly purchased land and the association land on Cottonwood. The Association will pay \$24,000 and the rest will come from grant money through the DNR.

Grant updates: FEMA has the grant for generators for 3 local water systems and two fire stations. Waiting for approval.

Lake Wenatchee Fire & Rescue was awarded a grant for a chipper and will be offering chipping events throughout the summer.

**Mosquito District:** Judy has been working on obtaining signatures to put mosquito district on the ballot.

**Owner issues:** The boards' position on Arthurs has not changed. There was discussion about sending a letter to Mr. Axelson about his construction business.

There was discussion on Kurt Becker's issue of him renting a secondary dwelling full time. The boards' position has not changed. This is not allowed. Mr Becker will be given until July 1 to stop, when the water will be shut off.

Yen will draft a response to Andrea Walheim on the issue of her trailer rental.

Mike has been working on updating the Water regulations and will send them to Yen. Dan said we are allowed 337 hook ups per the Department of Ecology. He will check on this further.

Mike and other board members have been attending meetings with the commissioners about short term rentals. The county is in the process of developing codes for the management of said rentals.

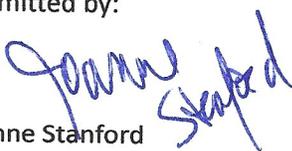
Dan was asked to monitor 3 rentals and 3 full time owners to see what water usage is, so the board has a comparison.

The next meeting will be June 22<sup>nd</sup> 2019.

Meeting was adjourned at 9:45 AM

Submitted by:

Joanne Stanford



Attested to by:

Mike Stanford



MINUTES OF MEMBER MEETING OF  
CHIWAWA COMMUNITIES ASSOCIATION  
April 27, 2019

Mike Stanford ~ President	Present
Ron Tilden ~ Vice President	Present
Dave Lowrie ~ Board Member	Not 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 September 22, 2018 were approved.

Mike asked if there were any new members. Mike Piroto sold previous home and purchased new one.

Guest Speakers: Mike Piroto, owner and Lake Wenatchee Fire & Rescue member, spoke about fire adaptive communities. He made owners aware of "Alert Sense" which will send emergency alerts via text. To sign up just Google, Chelan County Alertsense or go online to:

[Public.alertsense.com/SignUp/public.aspx?regionid=1184](http://Public.alertsense.com/SignUp/public.aspx?regionid=1184)

He also asked that people in need of help evacuating sign up for the "Vulnerable Person Registry" You may email him with questions at [ReadySetGo@LWFR.org](mailto:ReadySetGo@LWFR.org)

Patricia Newsom spoke about Fire Wise (which is a spoke of the Fire Adaptive wheel). She asked that owners keep track of hours spent fire wising their homes and put the information in the drop box at Chiwawa Loop Rd and Pine Tree community sign. You will also find cards there to fill out.

Andrea Walheim spoke about the mosquito life cycle. She also started a Chiwawa River Pines Homeowners Facebook page.

The Annual report was gone over. The financials and expense reports were gone over. As of March 31<sup>st</sup> 2019, Checking \$108,783.00; Reserve \$ 67,488.00; Mosquitoes \$48,263.00 A question was asked if the accountant is included in Bookkeeping fees. They are separate accounts.

The 2020 budget that was approved by the board is also included in the annual report. The assessment will stay at \$560.00 for lots with water and \$520.00 for lots without water.

Dan report: Only 2 leaks this winter that were on the owner side of the meter. Please turn your water off if you are leaving for an extended period of time.

In the Annual report is the water testing schedule. We do a Coliform bacteria test each month and the Lead and Copper test doesn't need to be done until 2020.

The new well project will start the week of May 13. During part of the construction the Chiwawa wells will be off line and we will be using the Cottonwood wells. You may notice more air in the water. The DOH is requiring chlorine contact time be increased so we are installing a 200' long 31" diameter pipe system. Work should take about three weeks.

Grant updates: The Association received a grant from the DNR to help Firewise the newly purchased property on Kinnikinnick. Thin Air Logging was the lowest bid. \$2400.00 an acre. They are chipping most of the wood. There are some stacks of wood that will be available for firewood when they are finished. If you are interested in getting firewood please send an email to [chiwawa@nwi.net](mailto:chiwawa@nwi.net).

The grant for the generator for the Cottonwood well field is at FEMA waiting for approval. Thank you LWFR.

Mosquito District: Judy Van Eyk has been working on getting signatures to put our area on the ballot to form a mosquito district. It would include Chiwawa River Pines, Wending Lane, the 6100 road, Shugart Flats, and Thousand Trails.

If you are a registered voter in Chelan County please help us by signing the petition. Contact Judy for more info.

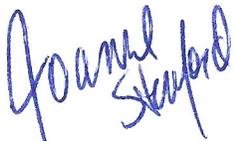
Association Land Policy: Mike informed the owners the board is working on Association Land policies. No Motorized vehicle was agreed upon by a show of hands of the members at the meeting.

Short term rentals: The state is in the process of passing a law regulating short term rentals. The bill is on the governor's desk. Chelan County is also working on regulations and is in the process of hiring a management firm to assist them in regulating short term rentals in Chelan County. They estimate there are just over 2000 county wide.

Voting results: Art Alley 70, Roger Thomas 68, Bob Barr 68, Kurt Becker 1, Jim Paulus 1.  
Yes for Audit 14 and No for Audit 54

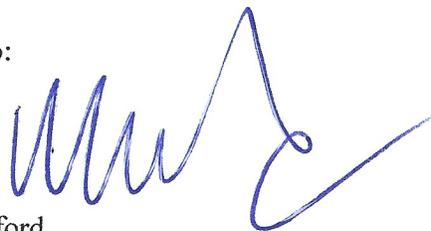
Meeting was adjourned at 11:45AM.

Submitted by:



Joanne Stanford

Attested to:



Mike Stanford

Board Meeting  
March 16<sup>th</sup>, 2019

Mike Stanford ~ President	Present
Ron Tilden ~ Vice President	Present
Dave Lowrie ~ Board Member	Present
Bob Barr ~ Board Member	Not Present
Jim Wright ~ Board Member	Present
Judy Van Eyk ~ Board Member	Not 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.

Annual report is being built and will be ready for April meeting. Dan will have consumer confidence report soon. Waiting for test results.

Financials: \$133,363.00 in checking. \$48,263.00 in the Mosquito fund. \$42,488.00 in the reserve account. \$9,591.00 in the CD for the land. Bank owns the Grubb house now and has paid the assessment from the time they took ownership. The remaining owed will be received upon sale as per the lien on the property. After discussion, it was decided to put any rollover amount from the checking into the reserve each January.

Mike will check to see if the CD has to be carried throughout the life of the loan, or if we can move that money into savings.

Dan: The entire piping for the new well is in at Fowler. They will store until snow goes away. Dan has a call into Grays electrical for the pump and wiring work. We should be good on BTI for the year as we have supplies left over from last year. Dan had a bid for a new remote meter reader which is \$20,000. It will be added to the wish list.

2019 and 2020 budget: some tweaks will be made to both the 2019 and the 2010 budgets. Board will vote on the changes in April.

Member letter and voting card is ready and will be mailed out April 1. We will also include a fire wise flyer and the minutes from the last member meeting.

Grant updates: The fire department has gotten several grants. They received one for a commercial chipper and will be having chipping events all year. The grant for the generators is in the final stages. This will put a 135 KW generator at the well field and water building on Cottonwood.

Mike will be asking for an extension on the Association's fire wise grant due to the depth of the snow. Thin Air will start the fire wise project as soon as they can.

Mosquito District: no report

Owner issues: Arthur's water is still off. Mike will contact Yen to gather information and to relay board's feelings. Attorneys are going back and forth. Letters will be sent to Andrea Wilhelm who apparently is still renting out her trailer and her house and Kurt Becker who is apparently renting out his apartment full time. A hearing date will be set for both.

Next meeting will be Saturday, April 27<sup>th</sup> at 7:00 a.m. followed by the member meeting at 10:00 a.m.

Meeting adjourned at 12:00 noon

Submitted by:



Mike Stanford

Board Meeting  
January 26<sup>th</sup>, 2019

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	Not Present
Joanne Stanford ~ Bookkeeper	Not Present

Meeting was called to order at 9:45 a.m.

Minutes of last meeting were approved.

Internal board election: board voted to keep same internal board positions for 2019. Mike Stanford, president, Ron Tilden, Vice President, Judy Van Eyk, Secretary.

Roger Thomas, Bob Barr and Art Alley have all indicated that they will run for a new three year term this spring.

2019 annual report is in production

2020 budget was reviewed: the 2019 budget will be amended to include the line item "Board Administrator" to reflect this new position expense voted on by the board last fall. \$12,000.00

2020 budget was reviewed and some changes will be made for approval at the March meeting.

Owner issues:

Meeting was also a hearing for owner Kevin Arthur's issue of a complaint that he is running a commercial electrical business from his property on Pine Tree. First complaint was received on August 17<sup>th</sup>, 2017. Hearing with Mr. Arthurs lasted 35 minutes with no resolution to the ongoing issue. Board voted that he was indeed running a commercial business (7-0 with 2 abstentions) and due to the fact that no compromise can be found, water will be discontinued to the property on March 1<sup>st</sup>, 2019. Board asked how much legal money has been spent on this one issue. Mike will find out.

Kurt Becker will receive another letter about renting out additional dwelling.

Andrea Wilhelm may still be renting out travel trailer on property. She will receive letter about current rental ad.

The Association lot on the top of hill at the water tower has been surveyed and marked.

Financial Report: Checking: \$66,860.84 ; Mosquitoes: \$26,234.00; Capital Reserve: \$42,474.00; Time Account at Coastal Bank: \$9,591.24. Accounts Receivable is \$145,162.03

All of the mosquito assessment will be transferred into the Mosquito fund and the \$15,300.00 reserve deposit for 2019 will be transferred into that account. Mike will check on current interest rate for accounts.

Dan was not present but, the bid for the SO7 well at Chiwawa has come in. \$38,386.00 Board approved Dan to purchase from H.D. Fowler. Dan will get electrical bid soon for pump and wiring.

Water use was down 3 million gallons last year due to the Cougar Creek fire. Association was conserving water in case it was needed.

Mosquito district: Judy has been working on this and will continue to do so with deadline of getting paperwork into county in April for a possible ballot vote in November. Board will maintain current Mosquito fund in case we wanted to spray more than the Mosquito board does.

Water Tower security: Mike will look into removing the ladder from the tank as we use a man lift to access the top. No fencing will be installed. Lot will be cleaned up a bit more.

Solar: Mike has researched installing solar panels on the water tower to augment our power supply. All things considered, the numbers do not pensile out to be feasible at this time.

Chelan County is looking at using a nightly rental management company to regulate the nightly rentals in the county. The association is watching this and is developing additional fees for the rentals operation in the association based on the additional water usage.

Mike is working on updating the Water Regulation and the Bi-Laws to bring them up to date.

Grant for generator is coming along nicely.

Fire department has gotten grant to purchase a commercial chipper.

Thin Air Logging will begin the Fire Wise project on Association land as soon at the snow melts.

Board will look into developing "official" land use policies for Association Land.

Next meeting will be Saturday, March 16<sup>th</sup>, 2019 at the water building at 10:00 a.m.

Meeting adjourned at 12:35 p.m.

Respectfully submitted

Mike Stanford

