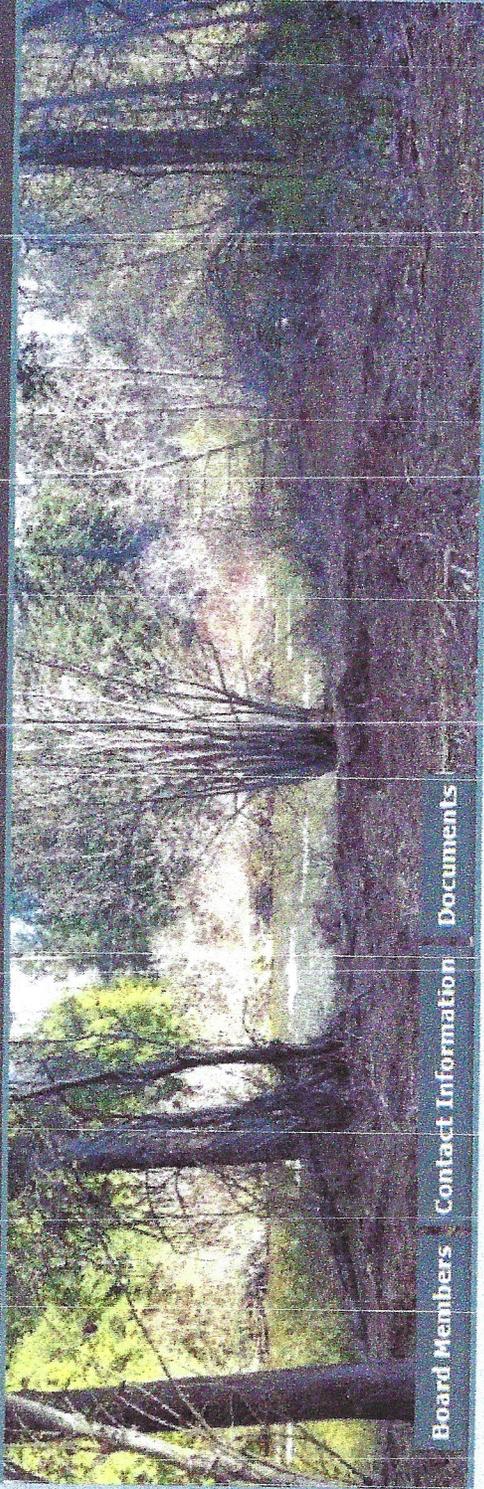


# Chiwawa River Pine's Weblog

Chiwawa Community News & Information



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## ARCHIVE FOR THE 'MEETING NOTICE' CATEGORY

### Member meeting April 24

Posted by: Admin on April 7, 2021

### Board Meeting Cancelled

Posted by: Admin on October 12, 2020

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Posted by: Admin on March 26, 2020

### Board Meeting March 28, 2020 cancelled

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### Board Meeting

Posted by: Admin on November 2, 2019

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## SEARCH

MINUTES OF BOARD MEETING OF  
CHIWAWA COMMUNITIES ASSOCIATION  
August 22, 2020

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	Present
Dan Shaffer ~ System Administrator	Present
Joanne Stanford ~ Bookkeeper	Not Present

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

Financials/Expenses: Checking \$45,749.10 Mosquitoes \$41,257.92 Reserve \$7,562.55 CD \$9,653.94 AR \$16,967.39 Financials all look good. \$59,000.00 is still owed on the Becker land.

Dan report: Dan has installed 5 new water hookups this year so far. Average water usage is up a bit too about 145,000 gallons a day with the biggest day being 240,000 gallons. The new well at the Chiwawa well field just needs to have the switch installed and it can be put on line. Mosquito season is mostly over .we sued 400 lbs. of pellets and did some drainage, no spray this summer. The Association passed its lead and copper test and received a three year waiver on this test.

Member Meeting: Due to the Covid 19 issue, there will be not fall member meeting for 2020. A detailed mailing will go out to all owners on September 1<sup>st</sup>. 2020.

Mosquito District: The formation of a mosquito district will be on the November ballot for our area. There are 146 registered voters in the area who will vote. The area will include Chiwawa River Pines, Thousand Trails, Wending Lane and lower Chiwawa community. If successful, any excess money from the mosquito account will be voted on by the members next spring. The three option discussed were, refund, apply to loan on land, or add to general fund. There currently is \$41,257.92 in this fund.

Fire Wise: There will be a fire wise event this fall in October. Members will be informed as to the details in the fall mailing.

Backup generator project: The \$29,000.00 grant has ben received from the County and the backup generator has been purchased. Mike has been working thought the permit process to install the propane tank and cleanup the old permits for the building and the cover out the back. Goal is to have everything in place by this winter.

Covenants and Bi-Law update: Ron has been working on updating the Covenants and Bi-laws. The board went through the first draft of the changes. Several questions came up that need to go to the attorney and changes and answers from her will be discussed at the October meeting.

Becker Park: a sign needs to be place at the end of Pine Tree Road stating that there is not access to the Becker land from there.

STR update: The county is working through the regulation process on STRs. The Association has at least 55 known nightly rentals. 15% density. The board supports the effort by the County to regulate/reduce the number in the community.

Next meeting will be on October 24<sup>th</sup>, 2020

*Oct 24<sup>th</sup> cancelled  
Mike heart surgery  
G. Stanford*

Meeting was adjourned at 12:20 p.m.

Attested to



Mike Stanford

Board Meeting  
June 27, 2020

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. Minutes of February 8<sup>th</sup> meeting were approved. March meeting was cancelled due to Covid19.

Financials/Expenses:

Checking 71,634.60; Mosquitoes \$47,349.86; Reserve \$7,561.24; CD \$9,653.94  
AR \$22,559.68

Bill Binckley still has a lot in Chiwawa Community Assoc. They have not paid any of the assessment. Board voted to put a lien on the property.

Chiwawa Well: New well is almost complete. Plumbing is done and pump has been tested. A bacterial sample needs to be done. Switch has been ordered. Well should be online mid-July.

Dan installed 3 new water hookups this spring. Water hookup income was \$11,145.75.

Mosquito program: An owner went directly to the helicopter company and threatened to sue them if they sprayed. They in turn refused to spray. We are continuing with treating standing water, mowing, etc.

We are moving ahead with the process of forming a mosquito district under Chelan County. A few owners have expressed interest in being on the board – Tom Croy, Mike & Kim Borman, Mike Stanford, Art Alley. This should be put to a vote by the registered voters in the district in November. The district will include CRP, Thousand Trails, Wending Lane and the lower Chiwawa area.

Generator Grant update: The grant for the backup 150 KW generator at the cottonwood well building is in the final stages. The pad and roof was completed (\$10,000) and Mike will order the propane generator. Chiwawa will pay for pad, roof, propane tank, and electrical hookup. Chelan County will reimburse us for the cost of the generator.

Short term rental update: The County has been working on a plan for STR's. The current CRP density of short term rentals is 15% the proposed density in the County short term drafts is 5% the Commissioners' hope to have this to a resolution this fall.

Owner issues: A buyer asked if he could subdivide Caldwell's (lot 5-19) and we had Yen send him a letter with a No.

Becker (lot 1-3-06) listing advertised Secondary dwelling unit even after Yen sent the real estate agent a letter explaining they couldn't use it as a full time secondary rental.

Arthur (lot 3-18) is still running his electrical business out of his property here. The next step is to find out if he has a conditional use permit with the county.

Firewise: grant award. Fire wise representative has gotten a \$5,000 grant for clean-up event in CRP. This event will take place this fall (late September, early October)

Becker Park property taxes. Discussion was held about paying taxes vs. changing property designation to non-platted so it wouldn't be taxed. It will stay as is for now.

The soda ash machine and tank was removed from water building. Plywood was put up and painted. The switch for the new backup generator will be located in its place. Mike asked if we could buy some flooring for office space. Board agreed.

Ron Tilden brought up the need to update water regulations and by-laws. He will work on making changes. Mike will send him what we have so far.

The board will decide soon what to do about the fall member meeting due to the Covid issue.

Next Board meeting will be August 22<sup>nd</sup>, 2020

Submitted by:

Mike Stanford



# Chiwawa Communities Association

2651 Cottonwood Lane, *Leavenworth, WA. 98826*

(509) 763-4309 Fax (509) 763-0482

[chiwawa@nwi.net](mailto:chiwawa@nwi.net) [www.chiwawariverpines.wordpress.com](http://www.chiwawariverpines.wordpress.com)

Dan Shaffer-Operator

(509) 699-0607

Joanne Stanford –Bookkeeper

(509) 763-4309

Mike Stanford - President

(509) 670-7428

Art Alley

(425) 478-3684

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

May 1<sup>st</sup>, 2020

Dear Fellow Owners:

Hope everyone is safe and well.

Please find enclosed your 2020 Chiwawa Community Annual Report. It is filled with good, vital information about your community. Some topics included are:

- General info: We have a lot of new owners. Here you can get all those burning questions answered.
- Financials and Expenses.
- Assessment: Why is my assessment going up in 2021?
- Must do list: Things we need to get done.
- Chipping and Fire Wise: Good programs to help you keep your investment safe!
- Consumer Confidence Report: Just what is the state of our water department?

Here are a few topics that may not be covered in the report but that we normally would have discussed at the meeting:

Please call Dan at 509-699-0607 for any water issues or before you dig on your land.

Recent election results are: Mike Stanford 88; Jim Wright 84; Ron Tilden 83; Andrea Walheim 1; David Lowrie 2; Bob Barr 1 Yes Audit 22: No Audit 62. If anyone has an interest in being involved with the board, please contact the Association. We are also looking for owners who are interested in serving on the Mosquito board that we are in the process of becoming and helping with the Fire Wise program.

The Roads in our Association are all County roads. Please obey all State and County rules associated with this fact. That means no underage children riding motor bikes, golf carts, or four wheelers. Non street legal vehicles are also not allowed as per state law. Dogs are required to be on a leash. Please keep your dogs from barking and please respect other people's property while walking your dogs. If you pick up your dog's poop in a bag, take it with you. Do not leave it on the side of the road for someone else to deal with. If you see violations, please call the Sheriff's department at the non-emergency number. 509-663-9911 there are no unauthorized motor vehicles allowed on Association land as per vote of the membership.

The Association, in conjunction with Lake Wenatchee Fire and Rescue and three other water districts applied for and received a federal grant for a backup generator to be used at our Cottonwood well field. You will see activity for the

installation of this generator this soon. You will also see construction at the Chiwawa well site to hook up the new well to the system.

If you find yourself having trouble paying your Assessment, please contact us to set up a payment plan to avoid losing water service to your land.

There is information on Fire Wise in the annual report. We want to thank everyone for the efforts in making our community safer from the threat of wildfires. This effort needs to keep going whenever possible. The month of May is Chiwawa Community clean up month. This is a good opportunity to make sure your home and land are Fire Wise. For more information go to [www.lwfr.org](http://www.lwfr.org)

The Chelan County Commissioners are still working on Short Term Rental regulations. They hope to have something in place this year. For more information on this, you can go to the Chelan County web site at [www.co.chelan.wa.us](http://www.co.chelan.wa.us)

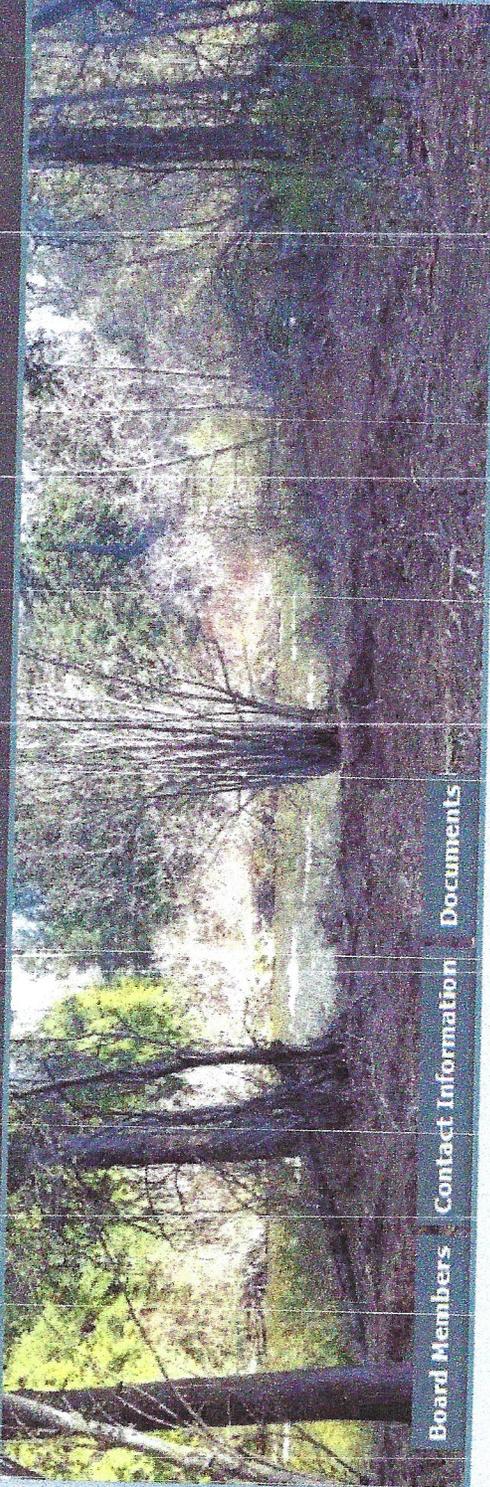
Due to environmental concerns brought up by an owner, the Association may not be able to control the mosquito population this year with aerial applications. The board is currently looking into all of its options. We will continue to treat standing water with BTI and or drainage. We encourage all owners who may have standing water on their land to contact Dan at 669-0607 so it can be taken care of. As stated, we are in the process of becoming a mosquito district which will make it easier for us to use all methods available to help us keep all owners safe. We are hopeful that the recent major Fire Wise projects on our un-plotted land will help in controlling the mosquito population. If you would like more information on this issue, please feel free to contact any board member.

If you have any questions or need additional information on any issue, please feel free to contact the Association.

Be safe, healthy and have a good summer !

Sincerely:

Board of Trustees



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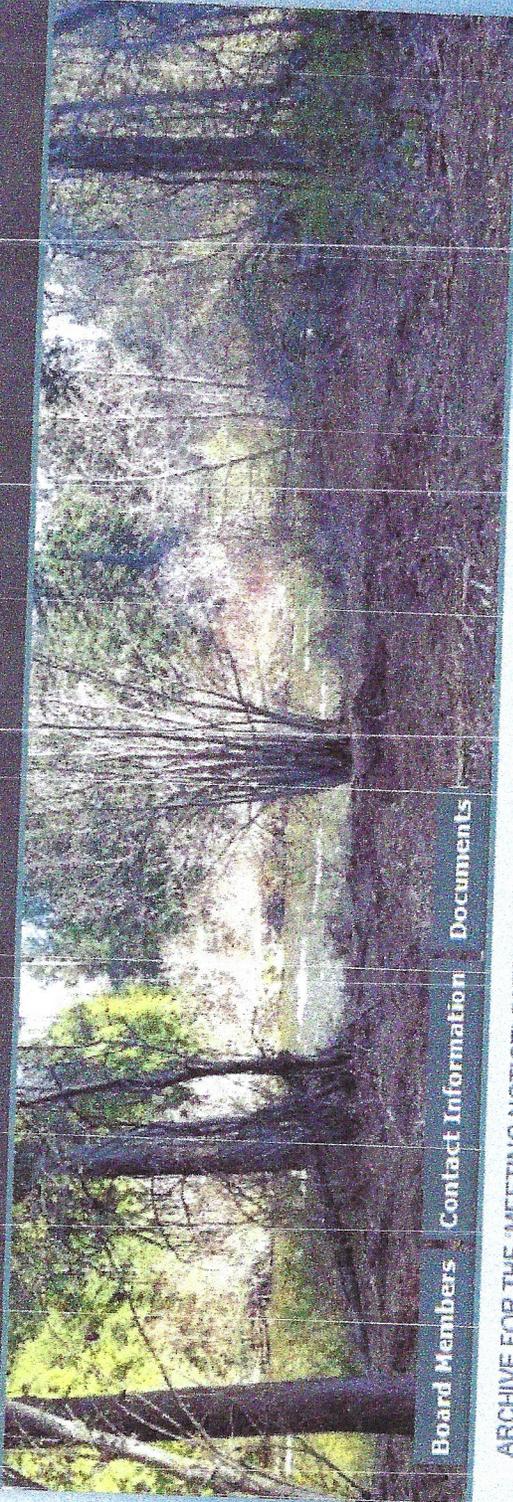
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Welcome

Roll Call

Agenda emailed to all.

Visitor Andrea Walheim

Our understanding is that she wants to talk about Jerry Tusk for some reason. The thing is that Jerry is not an owner and the board really has nothing to do with person to person issues. I can inform her of this when I tell her that the board meeting is canceled.

Minutes of last

You all got and OK'ed I think

Financials

Enclosed. One question we had was if we wanted to suspend sending out penalty and late fee notices due to the current situation? Please let me know what you think.

Expense

No major or unusual expenses. If you have any questions on the financials, please contact Joanne.

2021 budget approval

Need to have the 2021 budget approved. We can do this by email I think considering the situation. It seemed like all were in favor of the increase at the last meeting. I have enclosed for your review if needed.

Dan

Dan was told by Bill Binckley that he cut off the water service to the land outside the association. Dan will confirm this as soon as the snow and ice melt from the shut off. The new pump is in at SO8. Dan will complete the piping soon. We are also working with PUD to increase the three phase power at this location as it

does not sound like we have adequate good power there to run all wells at the same time without possible damage to our pumps.

Dan will be treating for bugs as usual.

#### Firewise program

Have this mailing that Pat would like to send out to the owners to keep some momentum going. This is a good thing. I did tell here that the association would belly up for two or three sandwich boards for her to place out keeping the Firewise "stoke" going. Seems like a good idea considering the amount we have invested already in this program. Will only be a few hundred dollars at most.

#### Annual Report

I will put this together for mailing out first part of May as usual. It will go to all owners. I will send contents to you for review in April.

#### Member letter

Short and sweet informing them of cancelation and plan forward.

#### Owner meeting

Canceled

#### Voting Ballot/process

Will receive, tally and mail out results with annual report. We will inform you all of results soon after April 25<sup>th</sup> deadline.

#### Owner issues

##### Cannon

They have been mailed the letter terminating water agreement to this land. I believe you have seen it already.

##### Becker

My understanding is that Yen is informing their attorney of our beliefs.

##### Arthurs

No usable information yet from County or Yen.

## Binkley

Received note from them (enclosed) stating that they no longer need our water. We sent them a bill for a lot without water as they still own lot 33B which is within the original plot of the association and can never be taken out.

### Short term rental issue

Count working on this still. I believe I have sent you the timeline for this. I will keep up to date as I can on this and inform you.

### Generator grant

This is getting very close to being done. We received a few "final" questions and all are confident that we will receive this grant for backup generator at the Cottonwood wells.

### Old business

### New business?

### Next meeting

June 20<sup>th</sup>, 2020 first day of summer.

### Adjourn

If you have not received anything that I talked about or have any questions, comments, concerns or other, please feel free to call me on my cell or email me. I can send you something if you did not get it.

Board Meeting  
February 8<sup>th</sup>, 2020

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	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.

Financials/Expenses:

Note: Financials are as of 2-15-20. Checking \$91,543.40 Mosquitoes \$25,318.44 Reserve \$7,558.30 CD \$9,653.94 AR \$106,964.73 First half and all the mosquito is due March 1, 2020.

Dan ordered new pump for SO#8 well to be installed and put on line this spring. Work will begin soon. Water usage is down from last year 190,000 gallons. 32,217,933 gallons. Water tank needs to be cleaned in 2021, this will be added to the list of must do projects. Cost is around 5K

Dan asked for a 13% increase in pay beginning in 2021 to cover raising costs of doing business. Board unanimously approved this request. Dan will order mosquito pucks to be ready for spring thaw.

Budgets:

The 2020 budget has been adjusted to include new numbers on lots with water and lots without water and also to add in the 12K for the system administrator position. Changes were approved.

The 2021 budget had its first look. The board is looking to increase the assessment by \$250.00 for all lots to cover continued increases for parts and labor, to accomplish needed upgrades in the water system and to build up the Associations reserve. 2021 assessments will be \$800.00 for a lot with water. \$760.00 for a lot without water. This assessment will include a \$50.00 per lot mosquito assessment which is down \$10.00 from 2020.

Mike Stanford, Ron Tilden and Jim Wright are all up for reelection. All have indicated they will run for another term. Dave Lowrie will seek out potential owners who would like to run for the board.

Owner issues:

Word is that Mr. Becker is renting out his accessory dwelling again after he told the board in writing that he would not. Mike will contact Yen and have her notify Mr. Becker attorney of this.

Mr. Arthurs continues to operate his plumbing business from his residence. Water is off, Assessment has been paid by him. Mike will check with county on possible zoning infractions.

Short term rental issue: County is still moving forward on relating short term rentals. Mike is following efforts and working with commissioners to make this happen.

The search for an attorney on the east side if needed has brought up three options. Mike has investigated and will follow up with the favorite candidate

2020 Annual report is being built.

Next meeting will be Saturday, March 28<sup>th</sup>, 10:00 a.m. At the water building.

Meeting was adorned at 12:01 p.m.

Submitted by:

Mike Stanford



Note: March meeting cancelled due to Covid 19