

Board Meeting
November 20th, 2021

Mike Stanford - President	Present
Ron Tilden - Vice President	Present
Dave Lowrie - Board Member	Present
Bob Barr - Board Member	Present
Angela Loth - Board Member	Present
Judy Van Eyk - Board Member	Present
Bill Lockinger - Board Member	Present
Roger Thomas - Board Member	Not 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. Minutes of the last meeting were approved.

Financials- \$336.18 in checking, \$41,286.00 in Mosquitos, \$67,592.00 in the reserve and \$9,706.28 in the CD we have \$1,950.00 in AR

There was a leak in an owner's home on Riffle. It has been repaired. We were losing 34K gallons a day.

The Associations insurance and Dans insurance companies have been working on the claim from the bike lady. They still are not accepting any responsibility by the Association.

No Mosquito board update yet. They have had a least one meeting.

Filings have been submitted to the papers for Mr. Arthurs. Efforts to serve him by our attorney have so far failed.

The letter drafted by our attorney concerning the STR issue and the County permitting process will be mailed out to all owners this week.

We are just waiting for one switch to complete the backup generator install at the Cottonwood well field.

The rock wall at the Cottonwood site is complete.

Mike is close to securing an engineering firm to help with the additional water tank project.

Mike has applied for and received an exemption for property taxes on the Becker land. Sound like it will be retroactive back to 2018.

No old

No new

Next meeting is scheduled for January 22nd, 2022

Meeting adjourned at 10:40 a.m.

Respectfully submitted 11-24-21

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

Mike Stanford

Board Meeting
September 25th, 2021

Mike Stanford - President	Present
Ron Tilden - Vice President	Not Present
Dave Lowrie - Board Member	Present
Bob Barr - Board Member	Present
Angela Loth - 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	Not Present
Joanne Stanford ~ Bookkeeper	Not Present

Meeting was called to order at 9:00 a.m. Minutes of the last meeting were approved.

Financials- \$13,939.00 in checking, \$41,283.00 in Mosquitos, \$92,585.00 in the reserve and \$9,701.28 in the CD we have \$3,613.00 in AR

We have 10 owners who have not paid on the second half of their assessment. They will receive late notices on the 1st of October.

There has been no Mosquito Board meeting set yet. They do apparently have a full board currently.

Suit has been filed in Chelan County against Mr. Arthurs for his illegal operation of the plumbing business.

STR code goes into effect September 27th, 2021. Joanne has a good up to date of the current STRs in the Association. The board will continue to look into adding further community water use surcharges for rentals within the Association. Several complaints have already been filed with eh county.

There will be a few hazard trees taken down that are on Association land that could fall on owner's land and or power lines. Mike will work with county and fire department as they are removing several also.

Mike is continuing to work with Generac and Ag supply to get our new generator up and running. We are still waiting for the electrician to do his thing also.

Mike will send out an updated service contract for Dans position. He will also work with Joanne to develop a bookkeeper contract.

Mike will draft a letter to the Fischer's about apparent tree removal on Association land to better their view. If no response, issue will be sent on to the attorney.

Mike will continue investigating the additional tank project. Next step is to have an engineer do a cost benefit study.

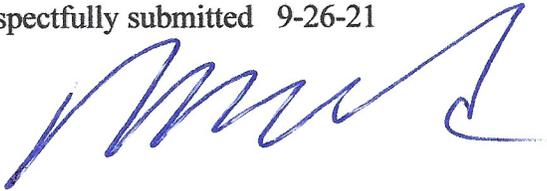
No old

No new

Next meeting is scheduled for November 20th 2021

Meeting adjourned at 10:40 a.m.

Respectfully submitted 9-26-21

A handwritten signature in blue ink, appearing to read 'Mike Stanford', is written over the typed name. The signature is fluid and cursive.

Mike Stanford

Board Meeting
August 21st, 2021

Mike Stanford - President	Present
Ron Tilden - Vice President	Present
Dave Lowrie - Board Member	Present
Bob Barr - Board Member	Present
Angela Loth - 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 the last meeting were approved.

Financials- \$16,624.24 in checking, \$41,281.32 in Mosquitos, \$92,581.39 in the reserve and \$9,701.28 in the CD we have \$25,568.58 in AR

Dan: Pump and motor in the number 7 well were pulled after the pump froze up. A new pump and motor have been ordered. The contractor has fixed three road crossings. We will continue to use an outside contractor to fix the county roads when we must do a crossing. Mike will begin to review and update the contract with Dan for Board review. We will also be buying a few more road signs and cones. Lights in the shop will be changed out to LED. Dan will be attending a Water conference at the end of the month to maintain his certifications.

Mike will talk to attorney about next steps in forming our own Mosquito District. Current one is nonfunctioning.

Attorney has sent new letter to Mr. Arthurs about illegal electrical business on Pine tree. Kennedys are still encroaching on Association land. Mike will contact owner. Andy Steves has stopped using the river access.

Generator at Cottonwood well site is getting closer. Tech will be here to fine tune next week.

Member letter will go out September 1. There will be no "in person" fall meeting due to the continued Covid situation.

Board is still looking for a replacement truck for the water department.

Chelan County has adopted its STR code. It goes into effect September 27th. Board will look at additional restrictions concerning use of owner operated resources. Enforcement of the code relies heavily on neighbor complaints to County.

Windshield cards will be posted on cars left at river access informing owners to get CRP parking tag. Each owner can get two tags. Have seen more non owner use this year. Cards read:

Due to high use of the river access by non-owners we would appreciate it if you would display your owner tag. River access is for owner use only.

If you do not have a tag, please request one at:

chiwawa@nwi.net

Thank you!

No old business

No new business

The next meeting will be on October 23rd, 2021

Meeting adjourned at 12:00 noon

Respectfully submitted

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

Mike Stanford

Board Meeting
July 31st, 2021

Mike Stanford - President	Present
Ron Tilden - Vice President	Present
Dave Lowrie - Board Member	Present
Bob Barr - Board Member	Present
Angela Loth - Board Member	Not Present
Judy Van Eyk - Board Member	Present
Bill Lockinger - 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. Minutes of the last meeting were approved.

Financials- \$21,772.66 in checking, \$41,279.51 in Mosquitos, \$92,577.33 in the reserve and \$9,701.28 in the CD we have \$36,401.73 in AR

Short notice meeting to cover sever issues.

Number one well is back up and running well. Ha, Ha. We have been having some communication glitches with the new telemetry but should be fixed next week. The backup generator at Cottonwood has been switched over to LP gas and we are just waiting for the electrical contractor to do his thing. Dickenson construction will build a rock wall out back so we can get some flood protection and some flat storage area. Big Cottonwoods trees just up from the water building will be looked at by the county for removal.

Our insurance company is looking into the accident on Cottonwood with bike rider hitting road cut. We will be reviewing how we communicate with the county when doing emergency road repairs from water leaks. Current Mosquito Board is nonfunctional and so we may start our own and move forward that way. Mike will investigate and begin the process.

Owner issues: Andy Steve's has stopped using the river access but continues to use his dad's residence for the business. Mike will turn complaint into the county.

Mike will also turn in complaint on Kevin Arthurs. Mike and Ron met with new Attorney in Wenatchee last week. He will be drafting up letter to Mr. Arthurs concerning illegal business.

County has adopted new STR regulations that will take affect on September 27th, 2021. The full code can be found on the Chelan County web page in the community Development page. There is a complaint form for violations that can be submitted to the county. Board would like to see this form widely distributed so people can fill one out when they see STR violations.

New business- River access has become quite the cluster on some days. Not real solution yet. Owners need to be considerate of other owners, non-owners need to be told that this is private property and told to leave.

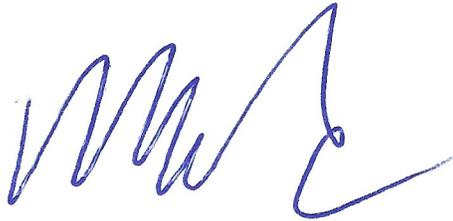
No Old business not already addressed.

Next meeting will be held on Saturday, August 21st at 10:00 a.m. at the water building.

Meeting adjourned at 12:00 p.m.

Respectfully Submitted

Mike Stanford

A handwritten signature in blue ink, appearing to read "Mike Stanford", is written over the typed name. The signature is fluid and cursive, with a large initial "M" and a long, sweeping tail.

Board Meeting
June 26th 2021

Mike Stanford - President	Present
Ron Tilden - Vice President	Present
Dave Lowrie - Board Member	Present
Bob Barr - Board Member	Present
Angela Loth - 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 the last meeting were approved.

Financials report: Checking, \$40,988.00, Mosquitoes, \$41,277.00, Reserve \$92,573.00, CD \$9,701.

A/R accounts \$38,426.00

We still just have one owner who has their water turned off due to nonpayment. \$37,759.00 is still owed on the land loan. No issues with financials.

The tank was cleaned on June 24th. There was very minimal sediment build up in the bottom. Everything else looked good.

Chiwawa well site is up and running. Everything looks good there. The pump from Number 1 well at the Cottonwood site has been rebuilt and is being sent back to us. It will be installed soon. No obvious problems identified to explain its failure after just two years. Just one new service this spring. New telemetry is working well.

The Cottonwood generator is moving along slowly. Generac will change the unit from Natural Gas to LP. North Coast will pay for conversation. First Choice is working on the electrical hookup.

The Association received an email from an attorney for a lady who was staying at Zeebs Lodge. She was riding her bike and allegedly fell while going over a patch we had made last fall when we were fixing the water leak on the 8" main on Cottonwood. This issue has been turned over to our insurance company and they are investigating. Our attorney, Yen Lam has been notified also.

Mosquito District was discussed. The Association has paid the applicator \$368.00 so far and has provided BTI for use in Chiwawa Pines Only. There have been some mosquitos in a few spots, but not as bad as outside our area.

Mrs. Kennedy has received the third letter asking for a resolve to the land encroachment issue. She has told the Association that she will move the building and the big chip pile. The Association is willing to take the chips for use by all owners.

STR update: the County is getting close to wrapping up its work on STR code regulations.

The PUD is looking to be able to turn off the power to the upper valley in times of extreme fire danger. Owners should be giving a day or two notices.

Old Business: Mike is still working on transferring Becker land to non-taxed status. Ron is looking into an attorney on the east side to help us with some issues. He will set up an appointment with two. No trespass signs are up at the end of Pine tree and at the Chiwawa well site.

New Business: Some danger trees have been identified on the Becker land. Mike will mark them and get an estimate for removal.

Next meeting is scheduled for August 21st, 2021 at this time but is subject to change.

Meeting was adorned at 11:30 a.m.

Respectfully submitted

Mike Stanford

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

Andrea Walheim talked about the newly formed Chiwawa Mosquito District. Several issues need to be worked out. The Chiwawa board has offered to help in anyway and will pay for treatment by the new board within Association boundaries as we are not allowed per the bi-laws to use owner money for outside entities needs.
questions@chiwawadistrict.com 509-888-3335

Annual report was gone over. Lots of good information. One will be mailed ot all owners who were not in attendance at the meeting.

Current financials- Checking \$100,869.63 Mosquitos \$41,274.37 Reserve \$92,566.78 CD time account \$9,701.28 (associated with loan)

2022 Approved Maintenance and Operations Budget was presented. Assessments for 2022 will be \$750.00 for lots with water and \$710.00 for lots without water.

Dan Report:

Summer projects- We have several things going on this summer. The water tank will be cleaned in May. The New Chiwawa Well will be put on line. We just need to install one more meter. We have pulled and replace the pump in well number 5 and a new pump will be installed in well number 2 on April 29th, 2021 we will have new telemetry to control the lank lever and pump operation installed on May 10th 2021. We will also be having an electrician hook up the new 150 KW back-up generator at the Cottonwood wells.

Water usage for last year was just at 35 million gallons. This is up 3 million gallons from 2019.

We have had a few water line breaks and continue to update the infrastructure as needed. Water testing is good and the water system is in good standing with DOH and DOE,

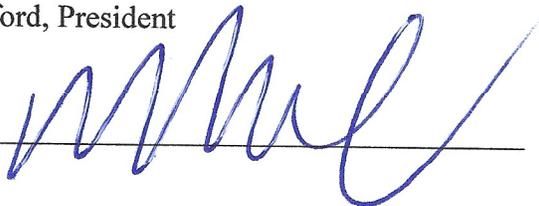
No old business

No new business

Meeting was adjourned at 11:30 a.m.

Respectfully submitted

Mike Stanford, President



Board Meeting Minutes
April 24th, 2021

Mike Stanford ~ President	Present
Ron Tilden ~ Vice President	Not Present
Dave Lowrie ~ Board Member	Present
Bob Barr ~ Board Member	Present
Angela Loth ~ 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 ~ Office Administrator	Present

Meeting was called to order at 8:00 a.m. Minutes of the last meeting from were approved.

Elections- All three incumbent had agreed to run again.

Member meeting:

Guest Speakers: Mike Borman will talking about the upcoming chipping event being held on May 6,7,8th.

Mike Pirotto from the Lake Wenatchee Fire and Rescue will be talking about the elderly resident help program and other updates from the fire department. There are air quality sensors installed at all of the fire stations and one at the Cottonwood well site. All of the sensors can be viewed at www.purpleair.com Station 92 on Pine Tree road will be getting a back-up generator. More information from the fire department can be gotten at www.lwfr.org

Andrea Walheim will be talking about the newly formed Chiwawa Mosquito District. Several issues need to be worked out. The Chiwawa board has offered to help in anyway and will pay for treatment by the new board within Association boundaries as we are not allowed per the bi-laws to use owner money for outside entities needs.

Annual report was gone over. One will be mailed ot all owners who were not in attendance at the meeting.

Current financials- Checking \$100,869.63 Mosquitos \$41,274.37 Reserve \$92,566.78 CD time account \$9,701.28 (associated with loan)

2022 Approved Maintenance and Operations Budget was presented. Assessments for 2022 will be \$750.00 for lots with water and \$710.00 for lots without water.

Dan Report:

Summer projects- We have several things going on this summer. The water tank will be cleaned in May. The New Chiwawa Well will be put on line. We just need to install one more meter. We have pulled and replace the pump in well number 5 and a new pump will be installed in well number 2 on April 29th, 2021 we will have new telemetry to control the tank lever and pump operation installed on May 10th 2021. We will also be having an electrician hook up the new 150 KW back-up generator at the Cottonwood wells.

Water usage for last year was just at 35 million gallons. This is up 3 million gallons from 2019.

We have had a few water line breaks and continue to update the infrastructure as needed. Water testing is good and the water system is in good standing with DOH and DOE,

Action items: Mike will look into the cost of a new Water tank and also the legality of paying the applicatator.

No old business

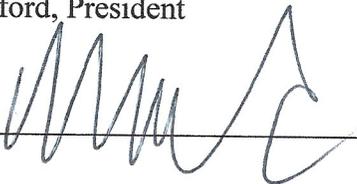
No new business

The next board meeting will be held on June 26, 2021 at 10:00 am at the water building.

Meeting was adjourned at 9:00.

Respectfully submitted

Mike Stanford, President



Board Meeting
March 27, 2021

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

Meeting was called to order at 10:00 a.m. Minutes of the last meeting were approved.

Art Alley was present via Zoom. Angela Loth was welcomed to the board, replacing Jim Wright.

Financials: \$131,897.92 in Checking, \$41,272.61 in Mosquitoes, \$52,564.82 in Reserve, \$9,701.28 in CD.

Thirty one owners have not made any payment yet.

Discussion about mosquito fund was held. Options were refund money, apply money to land, move to reserve, or keep as is for now. Board agreed to table issue and leave as is for now. Questions brought to the Association regarding control and spraying will be forwarded to Andrea Walheim, President of Chiwawa Mosquito District.

At the last meeting the budget was discussed and tabled. Judy Van Eyk made a motion to accept budget, Roger Thomas seconded. Motion passes unanimously.

It was suggested that we make Becker land tax exempt. Mike will look into starting the process.

The Association insurance was renewed. The Cottonwood generator, propane tank, and the new land all were added to policy. The agent is looking into flood insurance for us.

Dan Report:

The water tank will be cleaned the last week of April.

The #2 pump at Cottonwood will be pulled and replace next week.

The board went over the bid to automate the pump controls and the tank level and well level readings. Roger Thomas made a motion to accept the bid and move ahead with installation. Bob Barr seconded. Motion passed unanimously.

The new Chiwawa well is not on line yet. As soon as the snow melts one last meter will be installed and it will then be on.

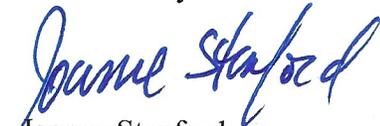
The electrical panel and the reest of the electrical for the backup generator at the Cottonwood well field will be installed soon.

The board made some changes to member letter. It was also decided to hold an in person member meeting April 24, at the Rec Club. Mike has been working on the annual report and it will be printed before the April meeting.

After the success of the Fire Wise event last fall, we will have a spring event. Thank you to Patricia Newsome for her time spent on this.

Old Business: Arthur's lot is a mess. No one appears to be living there as there are no tracks in the snow to the house. The water has been shut off and Mr. Arthurs paid the full amount for a lot with water. Ron Tilden will meet with an attorney in Wenatchee to see what next step can be.

Submitted by


Joanne Stanford

Attested to by


Mike Stanford

Board Meeting
January 23rd, 2021

Mike Stanford ~ President	Present
Ron Tilden ~ Vice President	Present, Zoom
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	Not Present
Art Alley –Board Member	Present, Zoom
Dan Shaffer ~ System Administrator	Present
Joanne Stanford ~ Bookkeeper	Not Present

Meeting was called to order at 10:00 a.m. Minutes of the last meeting were approved.

Two members were present via Zoom due to the Covid 19 restrictions. Social distancing, masks and ventilation were part of in person attendees.

Financials: \$68,059.31 in Checking, \$41,269.28 in Mosquitoes, \$2,564.61 in Reserve, \$9,653.95 in CD. Assessments are coming in as billing was sent out January 1st, 2021. Mosquitoes fund was discussed as there was not a per lot assessment this year for Mosquitoes. Due to split vote by residents last November on forming a Mosquito district, but not funding it, CRP will continue its Mosquito program this year while the Mosquito District board is formed and a new funding levy is held. Dan will continue as the mosquito Administrator for 2021. Joanne Stanford's title will be changed from Bookkeeper to "Office Administrator" to better reflect all of her duties.

Not much on the Profit and loss, as it was just for the last 22 days. Long term liabilities on the land purchase are currently \$48,629.20. All else looked well.

2021 adjusted budget: Mike showed the 2021 adjusted budget which was updated to show new lots with water numbers and the removal of the Mosquito assessment.

2022 first draft budget was also presented.

Board Elections: Mike Stanford was elected as the Board President for 2021. Ron Tilden was elected Vice President and Judy Van Eyk was elected Secretary for 2021.

Bill, Judy and Dave are up for re-election and all have indicated they will run again. Jim Wright has expressed a desire to drop his board position. Board voted to fill his existing position with two years left with Angela Loth who has expressed a desire to be on the board. Voting for the other three positions will take place this spring as usual.

Dan: Dan went over several topics. Work on the Chiwawa well site is almost complete. The number 4 pump needed to be pulled and replaced late last year. One more meter needs to be installed and the new well will be put on line.

Dan went over his 2021 priorities for work on the system this year. Tank cleaning has already been scheduled and will occur in April. Well work on the Cottonwood site is next on the list. Well # 2 will be pulled and pump most likely replaced as soon as the snow melts. Dan will also reach out to vendors for Tank/Well communication system.

Other priorities moving down the list, would be to finish the installation of the electronic meters, (82 left), purchase an electronic meter reader, hydro fracture well # 3 or 4 and replace the last bit of galvanized service line on Aspen court.

The new Cottonwood well site back-up generator is on the pad. Next job for it is installing the electrical wiring. Mike and Dan have gotten the permit issues resolved with the County for the building, the addition to the building and the propane service. Electrical work will be completed this spring. These additions will be sent to our insurance company when we renew the policy this spring.

An owner on water tower hill has requested water service for land they own outside the Association boundaries. The Board voted not to do this, mostly due to the fact that it would cost the Association too much money to upgrade the pressure system that is currently providing water pressure for the homes on the hill.

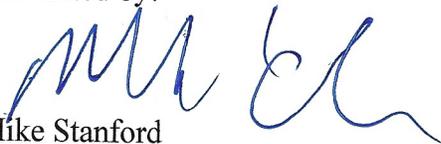
The Board had written a support letter to the County for a grant the County is applying for to be used for a Chiwawa River Restoration project. Most all of the work will be done far up river from the Association. An update on this project is that for various reasons, the county has pulled out of the Grant process as funding was found elsewhere.

Chelan County Commissioners are continuing their work on Short Term Rental regulations. A continuation of the moratorium on STRs is expected this week as they continue their process.

The board will decide soon what type of member meeting they will hold this spring. The desire is have some sort of member meeting. Either in person, Zoom or both. Information on this will be sent to the owners in the April 1st mailing.

Meeting was adjourned at 12:15 p.m. Next meeting will be held on Saturday, March 27th, 2021 10:00 a.m. at the water building.

Submitted by:



Mike Stanford