

Board Meeting
November 19th, 2022

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
Robyn Bodajla-Office Manager	Present

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

Financials- \$39,310.00 in checking, \$37,706.00 in Mosquitos, \$97,832.00 in the reserve. we have \$1,415.00 in AR

Expense Report- no issues

Dan Report- No issues. Using 38,000 gallons a day midweek and 42,000 gallons on the weekends.

Hazard trees were removed by the PUD from the intakes and the two hazard trees on Association land were removed.

Board into executive session to discuss litigation issues.

Board out of executive session.

Next meeting will be January 28th, 2023.

Meeting adjourned at 11:55 am

Respectfully submitted.


Mike Stanford, President

Board Meeting
October 22, 2022

Mike Stanford - President	Present
Ron Tilden - Vice President	Not Present
Dave Lowrie - Board Member	Not 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	Present
Dan Shaffer ~ System Administrator	Present
Robyn Bodajla-Office Manager	Not Present

Meeting was called to order at 9:30 a.m. Minutes of the last meeting were approved.

Financials- \$52,736.00 in checking, \$37,704.00 in Mosquitos, \$97,628.00 in the reserve. we have \$4,360.00 in AR

Expense Report- no issues

Dan Report- DOH Sanitary Survey has been completed. This is an audit done by the DOH to ensure that water systems are operating within state and federal guidelines. Ours passed with flying colors.

Mosquito Board update. Two new resolution is on the November ballot for consideration. We are encouraging everyone who is in the district to vote yes for both resolutions. To form and to fund.

Board discussions on several issues. Walheim, Arthurs, STRs, Mosquitoes. Fish habitats work in the Chiwawa and Wenatchee rivers, Grant status.

Two hazard trees will be removed from Association land before winter sets in. one on the Becker land and one at the water tower.

The board will look at landscaping the and fencing the land around the water tower next spring. Lot is full of nap weed.

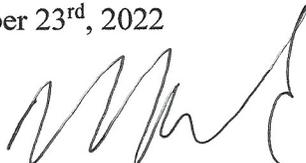
A fall update will be mailed out to the owners this week as we had to cancel the fall meeting due to fire activity, pass closures and unhealthy air from the fires in the area.

Next meeting will be November 19th, 2022, 10:00 a.m.

Meeting adjourned at 11:55 am

Respectfully submitted October 23rd, 2022

Mike Stanford, President



Board Meeting
August 27th, 2022

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	Not Present
Bill Lockinger - Board Member	Present
Roger Thomas - Board Member	Not Present
Art Alley - Board Member	Not Present
Dan Shaffer ~ System Administrator	Present
Robyn Bodajla ~ Office Administrator	Present

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

Financials- \$46,850.58 in checking, \$37,701.61 in Mosquitos, \$97,619.87 in the reserve. We have \$30,681.79 in AR. Second half is due on September 1st. payments are coming in. there is one owner who has not paid anything on 2022 assessment. Water is off.

Guests at meeting. Matt Oaks was here to ask that his business be considered as a low impact long term business in the association. He presented information to the board. Andrea Walheim comments briefly on this and then presented Board with demand concerning Enforcement action issue against her.

Note: Board did discuss Matts proposal later in the meeting and did approve his request.

Dan gave a demo of the new meter reader. We will need to replace some batteries in some meters as they are older than 10 years and reader will not pick them up. Reader will show leak alarm when water has been running form 24 hours. System will be very good tool for identifying leaks in the system.

Owner issues were discussed:

Walheim, Arthurs. Both being handled by our attorneys.

Fall member letter was reviewed. Will go out September 1st. meeting most likely will be held at the water building as fire crews are using the Rec Club.

Old business

Mike will submit grant application for 13 new fire hydrants and a new service truck. Money is coming from the American Rescue Plan Fund. We are asking for \$215,000.00 total with two proposals.

Support letter to Lake Wenatchee Fire and Rescue Commissioners was reviewed and approved. Present board members signed. Mike will get other Board members to sign before sending.

Mike and Ron will meet with group doing work on the Chiwawa River Fish Restoration Project on the 27th of September to review their plans for work on the Chiwawa river near the Association.

New Business

Fire department asked about putting a 100-foot fire camera tower on the hill next to the water tank. More information is needed.

Issue was brought up about ski group training in community on County roads. Concern was for liability to Association. No action as they are County Roads.

Gloria Fisk filed a written complaint about river access use by one specific owner/STR. This STR has been reported to the county, so complaint has been tabled for now.

Next meeting will be September 24th, 2022, at 7:30 a.m. location TBD

Meeting was adjourned at 11:58 a.m.

Respectfully submitted

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

Mike Stanford

Chiwawa Communities Association
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chiwawa@nwi.net www.chiwawariverpines.wordpress.com

Dan Shaffer-System Administrator (509) 699-0607
 Joanne Stanford –Office Administrator (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	Angela Loth	(425) 212-7970
David Lowrie	(509) 763-3741	Bill Lockinger	(509) 888-2088
Judy Van Eyk	(509) 763-2541		

Member Meeting Minutes
April 23rd, 2022

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 10:00 a.m. Minutes of the last meeting were approved.

Flag salute

There were three new owners in attendance: Matt Oaks, Raminta Hanzelka and Greg & Cindy Krabbe.

Elections- All three incumbents had agreed to run again. There were no members wanting to run against the current incumbents. We do have two members who wish to be on the board when there is an opening. We did have one member who ran a write in campaign apparently not knowing that she could run for the board on the ballot. All three incumbents were reelected. Bob Barr, Roger Thomas, Art Alley If any member is wishing to run for the board, they need to inform the Association of this no later than March 1st of the calendar year to be able to get on the ballot. The Association members vote for three board positions each April.

Guest Speakers: There were three guest speakers. Danny Bacheldor from the fire department, who is the FireWise coordinator talked about the FireWise program, Mike Piroto from the fire asked for volunteers for Station 92, and Andrea Walheim who is the board president of the Mosquito board talked.

Current financials- Checking \$90,145.32 Mosquitos \$41,295.91 Reserve \$97,603.56 AR \$52,869.73 The loan for the land has been paid off and the CD has been returned into the checking account. 2023 proposed budget has been approved by the board. Assessments for lots with water will remain at \$750.00, Lots without water will remain at \$710.00.

Dan talked about upcoming summer projects: We will be replacing the last of the galvanized line in the system on Aspen Court. Dickenson construction will begin this in the first part of May before the county does their chip seal work. We also will be replacing the last of the analog meters with digital meters (70) this will allow us to read all our meters from the surface to better detect leaks. A short extension will also be put on the fire hydrant at Station 92 on Pine Tree Rd.

The annual report was gone over. Lots of good information. One will be mailed to all owners who were not in attendance at the meeting. The Association has completed a water tank study that showed we are good with the tank we have for the next 25 years; we also have done a solar study that shows it is not in our best interest at this time to invest in solar. The new backup generator at the cottonwood well field is up and running. The Association have received several STR permits from owners who have received them from the County. The board is looking to get a grant from the county for 10 new fire hydrants and a new service truck from monies available from the federal government.

There will be an open house at the fish hatchery today at 1 p.m. for owners who are interested.

No old business

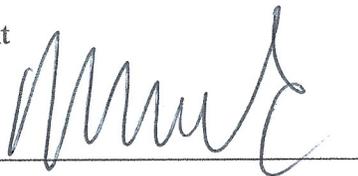
No new business

Election results: all three incumbents were reelected. There were three other owners who did receive a small number of votes as the write in candidate.

Meeting was adjourned at 11:50 a.m.

Respectfully submitted

Mike Stanford, President

A handwritten signature in black ink, appearing to read "Mike Stanford", is written over a horizontal line. The signature is cursive and somewhat stylized.

Board Meeting
July 2nd, 2022

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

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

Financials- \$60,079.00 in checking, \$37,698.00 in Mosquitos, \$97,611.00 in the reserve. we have \$37,109.00 in AR

Expense Report- no issues. We are still waiting for the new laptop for the meter reader, and we are going to have to update our desktop as we are out of memory. Computer is 4 years old.

Guest owner, Darren Williams was present with questions about mosquito board and to introduce himself and meet the board. Discussion followed.

Dan Report- Aspen Court job is done. Leaks on Chiwawa loop, Kinnikinnick and Pine tree all are fixed. Thanks to Dickenson Construction for the work. Had a power issue at water building due to blown transformer. Hiccup in the telemetry system. All good now.

Mosquito Board update. We are still trying to get the mosquito board to spray. Bugs are bad all over the Association. District 3, (fish lake) sprayed once and is scheduled to spray each week upcoming. Mitigations needs to be multi-tiered approach using all tools available to control.

10:05 executive section for office managers position interviews.

11:20 back into regular session. Board voted to hire Robyn Bodajla as the new office administrator beginning August 1st, 2022. Starting Wage will be \$1000.00 a month with review as needed.

Next meeting will be August 27th, 2022, 10:00 a.m.

Meeting adjourned at 11:55 am

Respectfully submitted July 3rd, 2022

A handwritten signature in blue ink, appearing to read "Mike Stanford". The signature is fluid and cursive, with the first name "Mike" being more prominent than the last name "Stanford".

Mike Stanford, President

Board Meeting
March 26th , 2022

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

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

As of March 25th, 2022, Financials- \$94,622.43 in checking, \$41,293.26 in Mosquitos, \$97,599.99 in the reserve. We have \$63,779.73 in AR. Billing was sent out on 1-1-22 the CD has been closed due to payoff of the loan.

The 2023 draft budget was looked over for the last time and approved with a few small changes.

2022 work priorities are to complete the electronic meter installation, (70) Dan will perchance an electronic meter reader. the galvanized pipe on Aspen Court will be replaced by Dickenson construction. The Water meter at the cottonwood well site will be replaced and the fire hydrant extension at Station 92 will be installed.

Our insurer and Dans have settled with the Bike accident claim.

The IRS fined the Association for late filing. Our accountant is handling this.

The case against Mr. Arthurs has a hearing on April 15th, 2022.

April member mailing was reviewed and will go out April 1, 2022. It will include information on Firewise, the Fire department and the Mosquito Boards efforts to get funding.

The Generator at the cottonwood well site is complete and good to go.

Water tank study is compleat. Not new tank is needed.

The Solar study is complete. Not benefit for solar right now.

Annual Report is being built and will go out to the owners at the meeting on April 23rd, 2022 or mailed.

There will be an in-person member meeting on April 23rd, 2022.

The PUD hatchery will have an open house from 1-3 after the meeting on the 23rd also.

Mike is still trying to find out how many and which STRs have applied for and been granted provisional operation permits from the County so we can compare it with our list of know rentals. We do know that the Plain sub section, which we are part of is over the 6% limit already. We will continue to try to get a list from the county. This is something that they have been hesitant to do so far for some unknown reason.

Next board meeting will be on Saturday, April 23rd at 8:30 a.m.

Meeting was adjourned at 11:58 a.m.

Respectfully submitted

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

Mike Stanford

Board Meeting
April 23rd, 2022

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 ~ Bookkeeper	Present

Meeting was called to order at 8:30 a.m. Minutes of the last meeting were approved. Owner Robyn Bodajla was attending as a guest.

As of April 22nd, 2022, Financials- \$90,145.22 in checking, \$41,295.01 in Mosquitos, \$97,603.56 in the reserve. We have \$52,869.53 in AR.

Expense report was reviewed, nothing out of the ordinary.

Upcoming voting was discussed. No one wanted to run against the incumbents. We do have two who would like to be on the board when there is an opening and we do have a write in candidate who apparently was not aware they could run on the ballot. The voting process will be discussed at the member meeting.

Annual report was discussed

Arthur case was discussed.

Member agenda for member meeting 4-23-22 was discussed (attached)

No old business

New business

We need to buy a laptop to go with the new meter reader. Mike will investigate what is needed for the meter reader before looking at computers or tablets.

Mike is going to put in for Grant money for a new service truck and 10 new fire hydrants from federal money available from Covid.

Next board meetings will be on Saturday, June 25th and Saturday August 27th at 10:00

Meeting was adjourned at 9:40 a.m

Respectfully submitted

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

Mike Stanford

Board Meeting
January 22, 2022

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	Not Present

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

Aaron Schmidt from integratech was introduced to discuss the additional water tank project. Bottom line is that we do not need an additional tank at this time.

Mike is also working on a fire hydrant coverage project to see if we need more fire hydrants in some areas of the community.

Financials- \$17,543.65 in checking, \$41,289.92 in Mosquitos, \$37,596.95 in the reserve and \$9,7016.39 in the CD we have \$267,390.19 in AR. Billing was sent out on 1-1-22

The Association has just under \$50,000.00 rollover from last year. The board voted unanimously to use part of this money to pay off the Becker land load. Mike will look into the payoff amount and the process.

The 2023 draft budget was looked over. This will be fine tuned and sent out for review next month.

Ron Art and Roger will all run again for their board positions this spring.

2022 top work priorities are to complete the electronic meter installation, (80) and to investigate purchasing an electronic meter reader. Board would like to also replace the last of the galvanized pipe on Aspen Court. Dan will investigate price and availability.

Dans insurance no longer allow him to dig in the street. The Association is looking into adding him as a rider on their insurance. Otherwise, we will use outside contractor for any street work.

We have had no contact from the Bike lady.

The Mosquito Board meets every first Tuesday of the month. They are working on getting a ballot out for funding.

The association has completed the legal process for Mr. Arthurs commercial business. Mike will check on the next steps with eh attorney.

Mike is trying to find out how many and which STRs have applied for and been granted provisional operation permits form the County so we can compare it with our list of know rentals.

We are still waiting for a breaker to complete the Cottonwood backup generator installation. This is the last piece.

The PUD is going to install a gate on the access from the forest land to the Association land at the fish hatchery intakes.

Next board meeting will be on Saturday, March 26th, 2022, at 10:00 a.m.

Meeting was adjourned at 11:30 a.m.

Respectfully submitted

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

Mike Stanford