

Board Meeting
January 28th, 2023

Mike Stanford - President	Present
Ron Tilden - Vice President	Present
Dave Lowrie - Board Member	Not 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
Robyn Bodajla - Office Manager	Present

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

New County Commissioner Shon Smith was invited to meet the board and discuss pertinent issues. He will attend the owners meeting in April also. Discussion followed.

Financials- \$99,827.00 in checking, \$37,709.00 in Mosquitos, \$97,640.00 in the reserve. we have \$186,543.00 in AR

2024 Association Budget was reviewed. Tabled until March meeting. No action

Expense Report- no issues

Dan Report- We used 32 million gallons of water last year. Down from 27 million in 2021. Covid and better leak detection were the main cause for the decrease. The leak that occurred on December 21, 2023 will need to be dug up and fixed better this summer. There were 9 water leaks in homes due to the cold weather so far this winter. The fire hydrant at the fire station will be worked on this summer. Raised up and a sign put up to help prevent water hammer. Summer work list will include.

- ❖ Blue markers on all meters.
- ❖ Matching meter locations with new software.
- ❖ 4 asphalt patches in roadway.
- ❖ Arizona landscaping of the water tower lot.
- ❖ Removal of standpipe on Tamarack and Salal.

Mike Stanford was elected president for 2023. Judy Van Eyk was elected secretary. Ron Tilden will remain as vice President until his term is up this spring.

Ron Tilden will not be running for reelection. Angela loth has moved out of the area. Mike Stanford will run this spring for re-election. Several names will be added to the 2023 ballot.

Owner issues were discussed.

The Board will put the word out that we are in the market for a new work truck.

Mike will investigate fencing cost for the water tower lot. The lot will be fire wised and landscaped this summer.

Annual report first look. Review more at March meeting.

Mike will work up an adopt a hydrant program for owners who would like to help keep the fire hydrant near their home clear.

Mike will send the commissioners a list of potential Board members for the new Mosquito Board to be appointed by the commissioners.

The fish hatchery is looking to put a larger line in from our system for fire suppression at the fish hatchery. Discussion followed. Mike will work with PUD

Next meeting will be March 18th, 2023 10:00 a.m water building.

Meeting adjourned at 12:10 am

Respectfully submitted.

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

Mike Stanford

Board Meeting
February 18th, 2023

Mike Stanford - President	Present
Ron Tilden - Vice President	Not Present
Dave Lowrie - Board Member	Present
Bob Barr - 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
Robyn Bodajla - Office Manager	Not Present

Meeting was called to order at 10:00 a.m. minutes from the last meeting had already been approved.

No financials were discussed.

One owner issue was dealt with. Robyn Bodajla requested that she be able to run a bookkeeping business from her home. Discussion followed. Judy moved to accept, Art seconded, motion passed unanimously.

Board into executive session to discuss legal issues. 10:24

Board out of executive session 11:10

Judy moved that we send the litigation letter update to all owners. Art seconded. motion passed unanimously. Letter will be sent to attorney for review before mailing.

Mike will check on insurance level.

Mike will check on online Board training.

Mike is checking on coverage for Dan.

Next Board meeting will be March 18th, 2023 10:00 a.m.

Adjourn 11:35

Respectfully submitted October 23rd, 2022

Mike Stanford, President



Board Meeting
March 18th, 2023

Mike Stanford - President	Present
Ron Tilden -Vice President	Present
Dave Lowrie - Board Member	Present
Bob Barr - 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.

Several owners were in attendance to observe. Each was given two minutes if needed to talk. No one commented.

Financials- \$195,966.00 in checking, \$37,712.00 in Mosquitoes, \$97,648.00 in the reserve. There is \$60,200.00 in AR. We have 52 owners who have not paid anything on their 2023 assessment. Late fees and penalty bills will go out April 1st, 2023.

Dan- Consumer Confidence report is done and will be sent out in the annual report. We will be required to do 16 water tests this year. We only did 6 last year. 10 of the new tests are related to certification of the newest well at the chiwawa well field. He also reviewed summer projects: asphalt, hydrant at fire station, leak fix on Pine tree and meter work.

2024 budget was reviewed and passed with amendment that the water testing amount allotted be raised to recover the increased cost this year of additional testing. Assessments will remain at \$750.00 for lots with water and \$710.00 for lots without water.

Member letter was reviewed and good to go.

Board position voting. There will be 9 owners running for the three open spots. Voting cards will go out April 1st, 2023.

Annual report is good to go.

Old business- water tower lot- tabled until snow goes away.

New business- 207 realignment project meeting March 21st at the rec club. The lower Chiwawa river restoration project will have information at the spring meeting.

Into executive session at 10:40

Out of executive session at 11:50

No action items.

Meeting adjourned at 11:53

Respectfully submitted.

March 19th, 2013

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

Mike Stanford, President

I was born and raised in Bellingham, WA and having been coming to Chiwawa Pines for the past 40 years. My husband and I bought our 2nd home here 23 years ago (2440 Salal) and our long term rental behind us 15 years ago (2438 Aspen Ct).

I am the Vice President of mortgage lending for a community bank in the PNW and have been for the past 36 years.

I am interested in getting on the CCA board to preserve the character and integrity of why we purchased here in the first place. I am a commonsense person, who will not try to push big city ideas around.

Thank you for your consideration!

Mandy Stocker

- > About me; I have been a part of the Chiwawa River Pines community since I was about five years old. My memories consist of playing in the snow, progressive New Year's Eve parties, snowmobiling, playing with neighborhood kids and sledding from the top of Salal through the woods to the Cravens and Loth's original cabins. I'm thankful for the memories made and for a childhood that was filled with so much joy and clean, wholesome memories in the woods. I've loved being a part of a fun-loving neighborhood where neighbors were in unity with one another.
- >
- > My husband also grew up vacationing on Salal about five doors down from my childhood cabin. We have so many memories together playing in the snow as kids, so when we were grown, it made sense that he would propose marriage on Pine tree Road along the river. That community holds our hearts.
- >
- > We have been lucky to buy our own cabin, the first on Aspen court in 2015, and in 2020, we purchased my husband's grandparents' cabin on Pine Tree. The generations continue and we are thrilled to be raising our children (16 and 14) to appreciate the outdoors and the neighborhood as we did over our lifetime. Our hope is they too, will get to someday purchase and spend time with their kids as well.
- >
- > My husband and I believe in the importance of a cohesive community with the ability to enjoy our vacation home in the outdoors, while still respecting our community members.
- >
- > I would love to see our generous neighbors continue to allow trail access through their properties. (Thanks to the Borman's and The Jensen's) and would like to make sure that snowmobiles or ATVs throughout the neighborhood continue to access trails without having to trailer out. It is also top priority to me to find a solution to mosquito maintenance, as I know it is for many.
- >
- > I am a firm believer that In order to maintain the community as the sanctuary it's been over my lifetime, then I had better step up and give what's been given to me and my family. It's time I do my part as part of the community to ensure it's character.
- >
- >
- > Thanks for taking time to learn about me. Looking forward to hearing back about the possibility to assist in supporting the board.
- >
- > With respect, > Mandy Stocker

Robyn Bodajla

For the past 5 years, I have owned a home in the community and now am a full-time resident. I gave up my logistics and technology career to enjoy life in one of the most beautiful locations in the world. I'm now a full time REALTOR® serving residents in Leavenworth, WA. I have a strong interest and extensive experience in business operations, finance, program management, community relations, and workplace development. My boyfriend Matt and I specifically chose to live in this community because we valued the amenities maintained by the HOA board including a diverse network of wells, fire hydrant accessibility, community river access, and shared land. We also love having access to outdoor activities from our backyard.

Since August, I have been the HOA Bookkeeper/Admin and I have had the opportunity to attend the regular board meetings. It's clear how much our board cares about our community by developing sustainable programs for our residents. Some examples include: upgrading our water system, countless hours towards educating folks about funding a mosquito board, and working with fire departments during wildfires. I would like to join the board to ensure the current and future community systems that have been put in place will continue to serve future generations.

Thank you,

Robyn

Matthew Oaks Biography:

I am volunteering to fill an empty board position if one becomes vacant, I do not wish to run against any persons seeking reelection.

I am a diligent small business owner who's accrued over 20 years of Senior Management, Executive Support, and Local Government experience. I rose to the rank of Master Chief Petty Officer and deployed to the Western Pacific theater six times. I've been a General and Specialty Contractor; Maintenance, Operations, Production, and Human Resources Manager; and Fire Chief. My family and I moved to the Chiwawa River Pines neighborhood full time in 2021; but we've been owned property and a family cabin here since 1974.

Best Regards,
Matthew Oaks

Kim Erchinger

My name is Kim Erchinger and I am interested in running for the board position this spring, recently vacated by Angela Loth.

A little bit about me:

Mike Segle

Hello,

I am new to the neighborhood and am interested in participating as a board member in the Chiwawa community. I am an avid outdoorsman and have loved spending time in the mountains my entire life. I feel a sense of duty and obligation to our future generations to protect the area and do my part to ensure our community is doing all that we can to preserve the land while serving the needs of the people that reside in the area.

I worked as a Fireman in Snohomish County for 37 years. I retired from active service in 2022 and would enjoy the opportunity to contribute to my new community and help where I am able.

Best regards,

Mike Segle

Lance Jones

My wife and I are full time residents in CRP. I retired from Boeing where I worked for 33 years. We purchased our cabin here in 2016. I would like to be more involved in our community. I am an avid outdoorsman, who loves spending time with our children and grandchildren. I love to snowmobile and ride UTV's. I would like to help maintain the community feel of our neighborhood and make it a great place to live and vacation.

Thank you,
Lance Jones

Debbie Minugh

Thank you for nominating me for the Chiwawa Communities HOA Board. My name is Debbie Minugh. I am married to my husband Russ for 24 years and we share two children. Max our oldest is 20 years old and is a junior at WSU, our youngest Sam is 17 and is a junior at Snohomish High School. My husband and I both grew up in Snohomish and reside there today.

What brought us to Plain, my parents. They have been owners on Chiwawa Loop Rd for over 35 years. We have had so many fun memories with family and friends over the years. In 2017, we were fortunate to purchase our own cabin from a family friend. We are so happy to have our own place to bring our boys and their friends. We are an active family and Plain is the perfect destination for us. In the winter we enjoy skiing at both Stevens Pass and Mission Ridge and in the summer, we enjoy kayaking, hiking, riding bikes and a lazy float down the river.

I was born and raised in Bellingham, WA and having been coming to Chiwawa Pines for the past 40 years. My husband and I bought our 2nd home here 23 years ago (2440 Salal) and our long term rental behind us 15 years ago (2438 Aspen Ct).

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Board Meeting
April 22nd, 2023

Mike Stanford - President	Present
Ron Tilden - Vice President	Present
Dave Lowrie - Board Member	Present
Bob Barr - 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

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

This is Mike's last meeting as he and Ron Tilden are not running for re-election. Most of the meeting was an executive session to discuss current legal issues that both Ron and Mike have been the lead on.

Financials- \$195,966.00 in checking, \$37,712.00 in Mosquitoes, \$97,648.00 in the reserve. There is \$60,200.00 in AR.

Out of executive session at 9:20 a.m.

Motion was made by Art Alley for the Association to enter mediation with Andrea Walhiem to try to come to a resolution in her claim against the Association. Judy Van Eyk seconded. Motion passed unanimously.

The board will meet after the general meeting with the new board members and Ron and Mike to help facilitate a smooth transition and elect new officers. Mike and Ron both offered their services anytime if needed going forward.

Meeting adjourned at 9:45

Respectfully submitted.

April 22nd, 2023

Mike Stanford, President



Member Meeting
April 22nd, 2023

Mike Stanford - President	Present
Ron Tilden - Vice President	Present
Dave Lowrie - Board Member	Present
Bob Barr - 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

The meeting was called to order at 10:00 a.m. full house. 50+ in attendance

There were no minutes as we did not have a meeting in the fall of 2022 due to fire activity in the area.

Voting- there were 7 members running for three open board positions. Matt Oaks, Bunk Bunkelman and Mandy Stocker were elected to the board for a three-year term. The members also voted not to have the Association's accounts audited by an outside CPA.

Mike asked that the new board members meet with the current board just after the general meeting so they could be brought up to speed with pending issues.

There were two guest speakers. New Chelan County Sherriff, Mike Morrison, and new County Commissioner Shon Smith. Both shared valuable information and answered questions. The Association appreciated their time. There were also representatives from the Lake Wenatchee Fire and Rescue and the lower Chiwawa River Restoration Project at tables outside for owners to interact with.

Financials- \$195,966.00 in checking, \$37,712.00 in Mosquitoes, \$97,648.00 in the reserve. There is \$60,200.00 in AR. The Mosquito funds have been frozen by the board due to ongoing litigation issues.

Dan talked about some summer projects. Work will be done on road cuts where we have done work on the water system. The road needs to be raised. There are five spots. A contactor will do this work. Dan will be doing some meter work, replacing batteries, and entering addresses into

the leak detection software. There may be some small landscaping projects also done at the water building and at the water tower.

We will need to do more water testing than in the past, mostly due to certifying the most recent well we installed last year.

There will be a May cleanup day again this year.

2024 budget was presented. Andrea Walhiem asked when the budget was approved. She told the board of a new law that requires that the owners have the ability to approve the budget. Another owner stated that the law actually states that the law gives the owners the ability to disapprove the proposed budget.

Mike asked both people if either of them wanted to make a motion to the members to disapprove the 2023 or the 2024 budgets as written and presented. Neither one did.

Litigation issues- the board is working to resolve all legal issues as soon as possible and to the best resolve for the Association and its members.

No old business

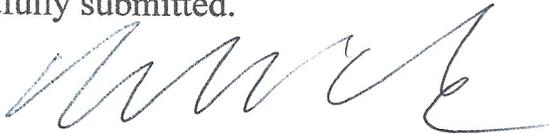
New business- Mike talked about the adopt a hydrant program. If a member wants to adopt a fire hydrant near their home, please let us know. They would be responsible for keeping the brush and snow clear from the hydrant during the year.

The annual report will be sent out to all owners who were not able to attend the meeting.

Ron Tilden presented Mike Stanford on behalf of the board with a plaque and thanked him for his 30 years of service on the board with 29 years as the president.

Meeting was adjourned at 11:25

Respectfully submitted.



Mike Stanford

VOTED / APPROVED BY MEMBER VOTE AT
FALL MBR MEETING 23 SEPT 2023

Board Meeting

April 22nd, 2023

Matthew Oaks	President	Present
Judy Van Eyk	Vice President	Present
Mandy Stocker	Secretary/Treasurer	Present
Dave Lowrie	Board Member	Present
Bob Barr	Board Member	Present
Bill Lockinger	Board Member	Present
Art Alley	Board Member	Present
Roger Thomas	Board Member	Not Present
Louis Bunkelman	Board Member	Present
Dan Shaffer	Water System Administrator	Present
Robyn Bodajla	Office Manager	Not Present

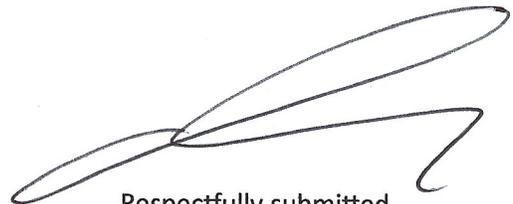
Meeting was called to order at 11:50 a.m.

This meeting was held after the general member meeting to help facilitate a smooth transition for the three new board members. Mike Stanford and Ron Tilden, outgoing board members sat in to assist in this process.

Mike and Ron filled the new members in on current litigation issues as best they could for now. More information will come with time.

Matt Oaks was voted in as President. Judy Van Eyk as Vice president, and Mandy Stoker as Secretary / Treasurer.

Meeting was adjourned at 12:15 p.m.



Respectfully submitted.
Matthew Oaks

Chiwawa Community Association Board Meeting Minutes
May 20, 2023
2651 Cottonwood Lane, Leavenworth, WA 98826

Meeting Attendees:

Matthew Oaks,	President
Judy Van Eyk,	Vice President
Mandy Stocker,	Secretary/Treasurer
Bob Barr,	Board Member
William Lockinger,	Board Member
Art Alley,	Board Member
David Lowrie,	Board Member
Roger Thomas,	Board Member
Bunk Bunkleman,	Board Member
Dan Schaffer,	Water System Administrator
Robyn Bodajla,	Office Manager

Call to order by Matthew Oaks, President at 10:02AM.

There were 0 owners in attendance:

- I. Review of Previous Minutes
Last Meeting minutes were approved.
Special board meeting reprint approval, approved.
- II. Consideration of Open Issues: Member comments, 3 minutes to speak.
None.
- III. Agenda

Financials:

Capital Reserve: \$97,656.71

Checking- \$170,454.19

Mosquito: \$37,715.71

To date fiscal year we have spent on Arthurs case: 11,522.50

To date fiscal year we have spent on Walheim case: 13,192.50

Water Administrator Update:

Flushed water system 2 weeks ago, fire hydrants functional. Exercising all the valves.
Painted means done, not painted means not done. Running 120,000/day... average.
Expecting 200,000 for summer. Leak on Pinetree. Not on our side. Coordination's on

meters will begin in June. Going to be doing lead and copper samples before 10th of June.

Office Manager/Bookkeeper:

3 homeowners still not paid dues. Trying to get in touch, left messages and letters with all, but 2 homeowners that won't reach out back to us. How do we want to proceed? When one property sells, Escrow will pay us if we don't get paid first. Red notices would usually go out about now. Red notices begin Memorial Day weekend.

Consistency with penalties for late HOA dues, do we want to allow flexibility or be consistent? Full agreement to be consistent 100% of the time. Will that create more litigation concerns? From this day forward, less leniency. One homeowner has a credit for past interest/fees that was handled by former bookkeeper. Voted to issue the \$160.00 refund via check to settle the debt and start at zero to not have any inconsistencies moving forward.

Quickbooks online switch has been successful. All community information will be stored on cloud for \$20/year (saving us money with not having to purchase a new desktop computer) which makes convenience for Robyn and Mandy.

Old Business:

Board comments:

Matt: Turnover business from Mike. Water tower lot firewise was in annual report. Dan reaching out to vendors for bids to landscape. Judy expressed concern, Will large rocks from landscaping and valves dangerous for snowmobiles and ATV's? Solution to make unavailable for motorized vehicles to access. Should we fence for terrorism/vandalism to protect our water system? Bill has concerns about esthetics of the type of fence. Matt looking into grant monies. NO TRESPASSING sign on water lot for liability support.

Easement by Stanfords cleanup. Need to talk to Stanfords as how how to handle tree. Looking for bids to do the work, or do we want to request community volunteer work to save on funds.

Need a work truck grants and fire hydrant grants. On Matts list to-do, tap into some of those grants.

New Business:

Member questions/comments received since last meeting:

Reserve study / Budget detailed below.

Board comments:

Matt- budget submission and approval process. HOA member sent a great informative email in regards to Washington state law RCW64.90.525 on budget.

Matt proposes CCA budget to be ready and released to community by September for ratification. Current budget is run on fiscal calendar year so it would give us time to adjust before next meeting. Send out to members via ballot form.

Concern about members not responding with ballots. Plan of action is to improve digital footprint for reaching members via online format via updated emails, informational FB page and regular updates to blog.

Reserve study- planning to get one on the calendar. Goal to have it ready for fall HOA meeting. Doing so to create Compliance, due diligence to community and needs to be done with transfer of HOA board. Things to consider with budget approvals: Robyn gave suggestion to have Special assessment codes to help members know of upcoming needs that have to be met with a color coded charts.

Judy motions to submit the proposal for 2024 budget at fall meeting. Seconded by Art, all in agreement.

Going to look at Dan and Robyn's contract submission. Will be reviewed at next meeting.

Check signers: Will draft a memo to Cashmere Valley bank that will list all board members as signers and remove past board member signers. Does anyone want to recuse themselves as a signer? Everyone agrees they are comfortable with being a signer.

Matt will be handling some DBA name cleanup with the Secretary of State.

Shoutout to Dave for his help removing old unused wiring at the water building.

Codes have been changed on all locks.

Liquidation of assets: We no longer need 7500W generator, need to see if it still works. We would like to sell for online value. How do we go about selling or donating it?

Roles of secretary/treasurer and Robyn. When we update our bylaws, we would like to adjust this. Robyn is our bookkeeper and Mandy is in charge of paperwork. They are working very closely together on quickbooks and on all treasurer/secretary tasks. They are looking into an epay system that will coincide with quickbooks. If members want to pay online, the cost will have to be covered by member. We would like to have epay rolling by September. Robyn has been paying her own gas to run into town to the bank, so an online bill pay system would be helpful for her. Robyn and Mandy are requesting an internal audit. Matt is for it if at no cost to us. Can we reach out to our community to see if there are any members that are CPAs or accountants. We don't expect any red flags, but is there something we could do better? People to consider: Ron Tidlen is no

longer on board so no conflict of interest there, Sharon or Megan (Daughter of member) could possibly help? Let's get in touch and see if we can get some members on board.

Community engagements: Mandy would like to begin gatherings for the community. Consider Fourth of July parade for neighborhood followed up with BBQ. Community outreach is important to her and she intends to take on all events. Checked with insurance: Event insurance is required for some type of events. If we do potluck style, no event insurance required. This is the best way to move forward to protect HOA and still be able to gather.

Emirates position:

Consideration for Mike Stanford in appreciation/honor with a certificate to follow. Bunk made motion to declare Mike Stanford president Emeritus. Bob seconds, everyone agrees.

Bunk is now in charge of adopt-a-highway. Address in fall meeting. Work to take place after meetings in April and September meetings.

JoAnne Stanford is sponsoring flower box at fire station. Many thanks to her generous and consistent volunteering.

Facebook HOA page. Directs members to our weblog and suggests emailing us. One more avenue to get members directed back to connecting with us. FB page is solely for information that is emergent or of member importance, not for comments.

Port-o-potty purchased for the year and will be arriving on Friday before memorial weekend, depending on river height. Art plans to deliver picnic table again this year, thanks to Art for that donation.

Address community Trademark signage to all match. Not immediate, but should be done to create continuity. Something to consider in near future.

Financials: Set up an insurance savings account. Shift maintained operating expenses of 3 months in main account, rest into savings.

Executive session called to order: 11:46 AM

Executive session ended to: 1:21 PM

Cashmere Valley Bank signers' forms filled out by those who needed adding.

Agenda for our next meeting is as follows:

June 24th at 9:00AM

General meeting motioned to adjourn by Art, second by Judy at 1:25.

Meeting Minutes were taken and submitted by: Mandy Stocker

Meeting Minutes approved by: *NOTE on 24 JUN 2023*

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke.

MATTHEW OAKS

Chiwawa Communities Association Board Meeting Minutes
June 24, 2023
2651 Cottonwood Lane, Leavenworth, WA 98826

Meeting Attendees:

Matthew Oaks	President
Judy Van Eyk	Vice President
Mandy Stocker	Secretary/Treasurer
Bob Barr	Board Member
William Lockinger	Board Member
Art Alley	Board Member
Roger Thomas	Board Member
Bunk Bunkleman	Board Member
Dave Lowrie	Board Member Absent / Excused
Dan Schaffer	Water System Administrator
Robyn Bodajla	Office Administrator/ Bookkeeper

Call to order by Matthew Oaks, President at 10:00AM.

There were owners in attendance: 9

Review of Previous Minutes: done. Last Meeting minutes were approved.

Member comments accepted: - Matt read statement in regards to rules for public speaking. NOT a Q&A.

Dan Hogan- What's going on with the mosquito control district? You probably discussed this before 2020. You have to have known this was coming. Frustrated with the county, frustrated with CCA. Giving money- donation? Pointing at Andrea as she is on the MCD board and at meeting. There is nothing wrong with board members voting to give money. We knew this was supposed to happen as an association and that it was going to be a rough start to get it up and running. Admits to being on the DNS list and will control his own property and will learn about mosquito control. We need to get our bylaws and covenants up to date, suggested a name change. We are running on things that were from years ago from Pulp and Talbot. Moves on to discuss the water amounts and CCA water histories. Due to past issues, we need foresight to minimize costs. Says we are going against what we should be doing, which is paying for abatement.

Tom Croy: Would like CCA to support the MCD in financial means to pay three rivers to continue payment for mosquito control. He is willing to pay out of pocket. Whatever we need to do, he is in support.

Dave Volkman; on Sumac; Been in this community 50+ years, encourages the board to move towards adequate mosquito control. He likes the results he has seen. Please address control to keep it comfortable.

Jim S. ;2317 Pine Tree; encourages board to please support mosquito abatement. Doesn't know how the budgeting / funding runs or works, but please pay the invoice for last mosquito spraying as it did a great job. Matt educates that the board no longer collects assessments for mosquito control. Jim says people will be complaining if we do not pay for mosquito control.

Ken Hair- Encourages mosquito control, not on social media, likes face to face conversation and was miserable last year, this last week was great. Not sure how it all works, but please figure out how to get mosquito control, please go for it.

Sarah Weese - If you do decide to pay for it, monthly bill would be a more appropriate route instead of lump sum, they could just take off with the money.

Andrea Walheim - Playing back on recorder a public meeting from last year about taxes in regards to not spraying and people's frustration for not spraying. Can't decipher voices, Board member voices included. Asked why we aren't spraying? It talks about ballot measures and missing deadlines as well as organic chicken farm. "One person ruined it for the entire community." Becomes inaudible due to back and forth and loud volume - Matt directs back to the current moment and that we are here to hear her comments, not past meeting minutes. Andrea responds that she believes we were authorized to get the spray.

Matt ends community comments with one statement: This charade is tiring since our response to the original invoice. The CCA is paying monies in an ongoing lawsuit with Ms. Walheim. Due to that, we will maintain very strict guidelines to our covenants and our fiduciary responsibility to our members. A detailed invoice detailing exactly what we are paying for could have easily been sent instead engaging in an online character assassination creating a false narrative as well as gas-lighting the community members. We received a detailed list of what the community members would receive in mosquito control yesterday. It is on the boards agenda to discuss the best way to step forward with our covenants and bylaws directly dealt with by letter's attorney to attorney because of circumstances that are in place. The detailed list will be considered in our meeting today. We understand that we have a responsibility to take care of our residents. We take that seriously.

Financials:

Capital Reserve: \$77,114.25
Checking \$44,142.90
Mosquito: \$37,717.31

Water Administrator - Dan Schaffer: VOC tests, Lead copper certification test has been sent off. These are the new tests 4 this month, 4 next month. After July it drops off and will pick up again in September. Distribution tests. Blue dots on road means that all valves are cleaned out and

complete. Currently at 100-170,000 gallons per day. Usually goes up to 200-225,000 per day in upcoming months. Meter calibrations started yesterday. Will be done before the Sept. meeting. Fire hydrant repair saved us about \$10,000, Dan thinks. Mowed fields, will mow again for potluck. Mike Stanford asks, where does money come from for mowing, Dan- from the mosquito fund. Radium tests are half price with the merger between the company that supplies to us. Question from Bill on Water tower: brush cleared, what's left to be done? Spray to kill weeds and keep grasses there. Leave it as is and maintain it to save on cost. Side note from later in the meeting: Asphalt patches due by the end of July- should cost around \$3,000.

Office Administrator/ Bookkeeper - Robyn: Busy last 2 months. In May went to update computer and it was over max capacity. We could no longer do anything from computer, so had to purchase new desktop, then migrate all saved information to new desktop. As a board, voted to update to Quick Books online, which brings us up to speed with technology. We can now pay bills online, can offer ACH payment on the next billing cycle for a 1% fee or 2.9% and 25cent service charge. Or they can still pay via check. Board agreed to purchase cloud storage for \$3/mo. To make sure everything is backed up. All file accounts are now on storage, all files can be updated. Not migrating past, but moving forward, all will be in cloud. Been updating contact information for community members and plan to send communication via email or paper copies for those that don't want email. Robyn Created an outbound email through outlook with auto reply that states it can't receive emails to that email address. Chiwawa@NWI.net will be for incoming and outbox emails is different. Plan to Pilot online bill payment to a small group. Had a Tax issue with our IRS filing, but it was a mistake from the IRS. Our accountant has been working on it as well as Robyn, it was Finalized back in May that we are not responsible to pay the \$5,000.

Old business:

Grooming for fire-wise: Dan sourced contractors for ditches on cottonwood, firewise & water tower. They start on Monday to do cleanup in easement by Stanford's and Becker green space property.

Plan for Bylaws update still moving forward.

Check signers update is complete with bank.

7500 watt generator available for sale for \$ 150-300 (estimated value). Open to community to purchase.

Ratification on budget, first thing that's happening is a Reserve study scheduled for 30 June That meets legislative requirements. Matt believes they will recommend we have more than what we currently do for our reserves. The budget will be sent to membership before and to be ratified at September meeting.

Robyn's contract has come in and we will go over it in executive session.

Physical security - no updates

New Business:

(Jim Blanchard, Jill Johanson, Michelle Petelle, Rob Fsher, Dave Volkman, Jim) – Community reached out via phone call or email asking us to pay the invoice to three rivers mosquito and vector control, Other Comments via social media requested better notice to members, especially those who are not on social media.

July 1 Parade / Potluck

Location of parade route, Mandy will provide items, others are assisting with tables, pop ups. Is Mandy missing anything? Toilet paper- Robyn. Garbage cans, some will be brought down with bags, BYO chair's, Robyn will help with set up, ahead of time. Andrea asked for announcement to be made for people to bring their own food. Mandy: People can bring whatever they want. Dave Volkman: How will you keep the outsiders out? Mandy: The more the merrier, we are an inclusive community. Mandy: I believe in kindness, just be nice and let them know it's a private event. Robyn Suggested we put a sign making it clear we are hosting a community gathering. Agreed, great idea. Will plan to hang sign day before or so.

New accounts and investments

We made changes to accounts and how much is going into each account. One has 3 month operating expenses. \$25,000 insurance deductible on big events. Current market value on CD is 4% for 7 months. Moved money to make money on CD's. 2 new bank accounts, 1 savings, 1 CD.

Adopt a highway - Bunk, we are ready to go with signs, vests, just need to call the county and let them know to come and pick it up. Goal is to go after September and April meetings. Taste of Plain will hopefully come after meeting.

General meeting complete at 10:57AM

Into executive session: 11:05AM

Out of executive session: 1:03PM

Next meeting will be held: August 5, 2023 10:00AM.

General meeting motioned to adjourn by Art, Bob second by Judy, approved by board vote at 1:10AM.

Meeting Minutes were taken and submitted by: Mandy Stocker

Meeting Minutes approved by:



MATT ORLIS PRESIDENT.

Chiwawa Community Association Board Meeting Minutes

August 5, 2023

2651 Cottonwood Lane, Leavenworth, WA 98826

Board Members:

Matthew Oaks	President
Judy Van Eyk	Vice President
Mandy Stocker	Secretary/Treasurer
Bob Barr	Board Member
William Lockinger	Board Member
Art Alley	Board Member
David Lowrie	Board Member
Roger Thomas	Board Member
Bunk Bunkleman	Board Member

Dan Schaffer	Water System Administrator
Robyn Bodajla	Office Administrator/ Bookkeeper

Call to order by Matthew Oaks, President at 10:01AM.

Roll: Bunk Bunkelman, Absent / Excused ; Robyn Bodajla,
Absent / Excused

There was 1 owner in attendance: Mike Stanford

I. Review of Previous Minutes

Motioned by Matt to approve Last Meeting minutes as written
and submitted by Mandy, approved.

II. Consideration of Open Issues: Member comments, 3 minutes
to speak.

None.

III. Agenda

Water Administrator report (Dan)

Testing is complete for this month. Up to date on testing.

Matching meters to addresses is ongoing 70 are complete. One meter doesn't work at all, so will be replacing. Leak on lower Pine Tree Rd, there will be more excavation there at some point. Lower Pine Tree Rd always tends to be a problem, believed to stem from the initial water hammer from fire station cycling valves to heavily. Current leak on Riffle Drive Dan will investigate and fix. Judy asked if public works is planning on chip sealing some of our community streets this year? Dan or Matt to check into it. Fall conference is at the end of the month, he will be in attendance. Dan reiterated he cannot fix the roads, but will make sure it is back to county standards through a authorized contractor. Dan requested a 5% increase in contract price based on inflation for 2024.

No business for Robyn, she is unavailable for meeting.

Old Business

Dan's updated contract was sent out electronically for review, Matt requested motion to approve, Discussion was had to change rate of increase to be bargained annually, not 3% fixed. All agreed, Voted to accept, Matt will make change and get signed.

Swimming hole- 2 women each had a dog, small dog on leash, small dog not on leash. A little scuffle. Can we post rules? All dogs on a leash, among other things. Let's brainstorm further at a later date.

Karen McDonald zooming in on reserve study:

Karen came highly recommended from Kahler Glen, who did their reserve study.

Karen walked through reserve study summary in detail. A few pieces of information that needed full explanation:

Fully funded balance number is how much (amount) the assets have deteriorated to date.

We are currently 4% funded. Ideal is 70%. 20-30% is a high risk for an assessment.

Current contribution rate: Budgeting 0, Recommended to begin Jan 1, 2024. The proposed budget would get us fully funded over a 30-year period and keep money in the bank after large expenses. Baseline funding is bare minimum and stays above 0

over 30 years. It would give us the chance to be able to afford the major expense when it should be due, but it will take us back to 0% funded once the expense has been handled. It would create a high risk of a special assessment. As a community, we are only required to do reserve studies, but are not required to follow through with the proposed budget. However, it is highly advised to limit assessments on home owners in the future. To date, past owners have not paid their share as we are just starting funding. You're not paying for future homeowners; we are paying for past deterioration. There are loans available through the state for small water systems as a backup plan. Not a recommendation.

Bylaws update- Requesting 3-5 members to form a group with a legal advisor that will go out in the September meeting letter. Pick an advisory committee by September. Up and running by new year for review by next September at the latest. Art gave a suggestion to have a form prepared to hand out with a questionnaire of what people would like to see happen. Judy will head up the committee and come up with a timeline. Art will assist Judy with the committee.

Security cameras- Localtel gave a bid for upgrading. We do have fiber already in place for cameras via Localtel. Mandy requested to get competing bids? Matt will look into it. This would be an M&O budget line item. Bill asked what the monthly fee will be after the initial install? Mat is getting pricing. Bill: Can we table this until we are out of litigation? Uncomfortable spending any more money until we are done spending money on attorneys. Topic was tabled.

New Business:

Chelan County Looking for a vendor to monitor local STR's to make sure they are in compliance.

Member comments coming in via email or word of mouth have been in regards to mosquito abatement and a desire for us to stop paying as mosquitos have been light this past month. We are in a difficult position being that Mr. Horvath would not accept a proposal for payment per treatment and as needed. We were extorted to pay money or else community property would be

liened by Mosquito District, as Mosquito District Declared Cottonwood property as a nuisance property (info came via email from Tecce). Our hands are tied to pay or it would wind up in a bigger legal predicament.

Mike Stanford comments: Mosquito District is under It's own entity. We are under no obligation to pay. Mike would like to see the contract to Edward Horvath that would make us obligated to pay. Bill responded- We are damned either way. Trying to navigate this as best we can with no D&O insurance. We chose to follow our Attorneys viewpoint to try and protect the community and board members from further litigation.

Break at 10:48AM

Budget review:

Matt: Our balance sheet and P&L- significantly different in line items than previous years. We are trying to be more transparent and make more sense for community members when reading line items. Itemized by true income and expenses and then broke down further under admin, water and general items.

General Maintenance Operation is anything not water related. We used the current P&L to create this year's proposed budget for 2024. We are working on a 3% increase for Dan. He has requested we consider a 5%. Judy; The community is not in a position to lose him. Matt; Rural water associations average start payment around 70,000/year. He is already significantly underpaid. 57,663.79 would be the proposed contract. Contract to be re-evaluated annually. Judy moves we increase by 5%, Roger seconds, and all agree. Matt; In regards to water side of operations, It is important for a board member to attend a water conference to learn about professional water treatment to not only rely on Dan. Judy proposed we send Matt with Dan to the conference at communities expense.

Bookkeeper fee is not adjusting as it was adjusted this year.

Board manager-This position was a stipend expense on the budget. In the past, we hired Mike (past board president) at \$12,000./yearly. This year, due to all of the items to address with

legal, updating by-laws and general day to day operations, it is proving to be cumbersome. Question: How much of a supervisory roll in a month vs. just presidency work has it been? Between Matt and Mandy, substantial. Matt has been working 15-20 hours a week, Mandy 10-20 hours/week. Matt has been handling 80 hours a month, 20 hours for presidency duties, the rest managerial. His consultation rate in his career is \$50./hr. HOA managers average salary is 56,000/yr. Ponderosa manager is \$4,000./mo. Matt looked into laws and common place, it is common for President and manager to be one in the same. Due to current work load and expected workload, we Propose 24,000/yr stipend to manage administration duties.

Discussion: What is an acceptable amount to up dues? We have been shooting ourselves in the foot by keeping our dues so low. To follow the reserve study guidelines, we would need to be around 1,600-1,700/annually per lot. Most of our members may be unable to afford that and the budget would likely be rejected. What is a fair number? Agreed that \$1,000.00 with water lots and 910.00 without water lots assessment for this year should pass, and let members know to expect another increase next year to limit build reserves.

Bill proposes to accept budget as amended through discussion, Roger and Judy second. Everyone agrees.

Arthurs: He called Matt this week and let them know they submitted their counter offer. Appears he was disappointed in our offer. He indicated he is asking for more money. May be more financially responsible if we go to court. Waiting for response from Starleigh and insurance company as to where to go next.

Mike sent a specific request to pay for Mike's attorney's fees as board president. Fees were around \$2,500.00 What could be the fallout on this in the future? Is this legal? What was the basis of the lawsuit? Can we table it to find out more of what is appropriate and legal? All agree.

Walheim: Nothing to new to report. Starleigh is working on getting information to us soon.

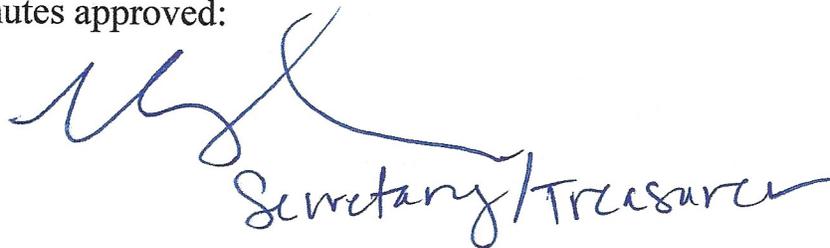
No executive session needed today.

Meeting adjourned at 1:40PM

Next meeting will be member meeting September 23, 2023

Meeting minutes taken by Mandy Stocker

Meeting minutes approved:



Secretary/Treasurer

Chiwawa Community Association Board Pre-member Meeting
Minutes

September 23, 2023

2651 Cottonwood Lane, Leavenworth, WA 98826

Meeting Attendees:

Matthew Oaks, President
Judy Van Eyk, Vice President
Mandy Stocker, Secretary/Treasurer
Bob Barr, Board Member
William Lockinger, Board Member
Art Alley, Board Member- video conference
Roger Thomas, Board Member- absent
Bunk Bunkleman, Board Member
Dan Schaffer, Water System Administrator

Call to order by Matthew Oaks, President at 8:00AM.

There were 0 owners in attendance:

Review of Previous Minutes: done

Last Meeting minutes were approved.

Water Administrator update:

Washington state testing is up to date, lead and copper copy is on table. Best results we have ever gotten. Testing results on DOH website. Repair on PineTree that will happen next year. Generator purchase or repair needed. Section 1,2,3 are done and starting section 4. Winterizing and fire hydrants clean. Remember to blow sprinklers and unhook hoses.

Office administrator/bookkeeper/secretary/treasurer update:

Financials:

Capital: 57,122.24

Checking: 38,893.79

Insurance Deductible: 25,003.04

Mosquito fund: 6,371.30

7 mo. CD: 101,030.90

Robyn is no longer bookkeeper effective immediately. Short term bookkeeper, Velda Millard will sign on as bookkeeper for up to 90 days and then we can finalize a contract. Vast knowledge, pulling insurance and compensation for hourly rate until she has a better idea of hours at \$40/hr. We will renegotiate terms in 30 days. Matt proposed 3rd party independent bookkeeper, also looking at HOA management company in the next 90 days. Bunk makes motion, Judy seconds motion.

Matt plans to address everything he does as manager, outside of the presidents job regarding monthly stipend. Looking into a potential outside manager to protect community from further lawsuits.

Old Business:

Firewise- Grizzly was a nominal fee, plus grant money, we have hopes to leverage that. Organic debris will get hauled away which saved a bit of money. We need to find a volunteer to take over Trish position on firewise to continue to have access to grant money.

Arthurs-Matt looked at water meter yesterday, we will install back flow preventer this spring. Insurance will pay, we will pay difference of 36,000. Seems like things are settled and he is content with outcome.

Mike- request for attorneys fees. Board in agreement not to pay funds to protect community based on legal counsel. Plans to invite Mike to next board meeting to give him his answer. Plan to place on agenda for next month.

New business

Board comments-None.

Have Dan address parts available for purchase through our water district for members. This is helpful for the community for repairing, but also for members to have better pricing.

Adopt-a-highway-Bunk will address, John (zoom moderator) will run safety video and then community members will head

out between 12-1:00

Video conferencing- RCW's are legal and considered in person attendance. Will be recorded and filed with ballots.

Bookkeeping- gratitude to Robyn, sharing all that she has done as a thank you. Contract information will be updated with a new bookkeeper.

Reserve study- Karen McDonald will happily answer questions in depth at any time for community members.

Shaun Smith County update- Water shortage on North Shore, efforts to control illegal Short term rentals, and County trying to purchase land around downtown plain for parking.

Water system administrator contract is addressed

Presidents stipend vs. board administrator- what does this mean? We need to show the separation vs. president roles. Show actual duties in the separate positions. Will work on description this week.

For fall member meeting we will allow members 2 minutes each to comment. Hold the line on rules for respect and to keep the meeting moving forward.

Budget ratification explanation- vote must be in person, Can vote via zoom. Reject votes are counted, zoom votes will be able to be taken.

Adjourn member meeting at 9:30AM by Matt Oakes

Meeting Minutes taken by Mandy Stocker

Approved by Board

Signed Mandy Stocker



Secretary/Treasurer

Chiwawa Community Association Member Meeting Minutes

September 23, 2023

2651 Cottonwood Lane, Leavenworth, WA 98826

Meeting Attendees:

Matthew Oaks,	President
Judy Van Eyk,	Vice President
Mandy Stocker,	Secretary/Treasurer
Bob Barr,	Board Member
William Lockinger,	Board Member
Art Alley,	Board Member-zoom
Roger Thomas,	Board Member- zoom
Bunk Bunkleman,	Board Member
Dan Schaffer,	Water System Administrator

Call to order by Matthew Oaks, President at 10:05AM.

Statement: We are recording this meeting for voting to keep on record. John is the zoom moderator and will be handling questions via zoom.

There were owners 59 in person and 44 zoom members in attendance.

Welcome Raminta Hanzelka as a new community member.

Pledge of allegiance.

Last April Meeting minutes, questions/comments Motioned by Mr. Tobias, Scott Fallis motioned and were approved.

Water system administrator update-Testing: Extra testing this year to certify S08 source. 2 Major tests to do this next month. Good shape on testing and our water table level is good. Copper/lead test was in June, came back as one of the best tests we have ever done. Amazing

water quality. 100% in compliance for DOH. Andrea Walheim questions- are we behind on our tests? Dan- No, they just didn't see our results information. End of Pine Tree had a large water leak. Has a temporary repair, but this year we will have to do a large renovation on that road next year. Meters groups 1,2,3 are updated, sections 4 is underway. Dan will be accessing the right of ways to access meters. Winterizing: Shut off your water if you're gone for a while, also, remove your hose so the pipes don't burst. Plowing/blowing snow, don't blow them on fire hydrants. Keep them clear! If we needed to ration water, Chelan county would introduce a drought warning, the EPA and DOH would give us a letter stating that we need to cut back on water. New construction- Our demand side won't change as they had preexisting water. We can sell the product to you, it's familiar to us, high quality. The association would send you the bill.

Office administrator/bookkeeper/secretary/treasurer update-

Financial update to date:

Capital;\$57,122.24

Checking:\$38,893.79

Insurance:\$25,003.04

Mosquito:\$6,371.30

CD:\$101,030.90

Robyn is no longer with us as bookkeeper. We found a 90 day trial bookkeeper who will begin tomorrow. Paying for cloud storage, which saved us from losing all documents this summer. Currently updating email addresses for community members for better communication with members. I will update per request. Online bill pay is up and running, let us know if you would prefer that method.

Old business

Board comments-none.

Firewise- Trish has spearheaded firewise, they are moving and are ready to pass the torch. Her efforts are directly related to the amount of grants we get. Firewise saves us on extra smoke and fire risk. Timesheets are due if you volunteered with firewise. Mike Piroto offered assistance with questions regarding firewise. You will have support, a person at the fire dept. That will guide you through the process. Trish has left a streamlined organization for someone to easily pick up the torch.

New business:

Adopt-a-highway- Bunk has taken on the program. The volunteerism happens after both member meetings. There will be a mandatory safety meeting, and then will head out directly after the member meetings to do the 1 mile stretch of work.

Video conferencing- With how many members were able to join, this shows the value of purchasing the equipment to make it possible. There were 44 members via zoom attendance!

Mosquito- MCD is up and running and working with the county. Funding is done with the county and will be taxed through the county. We will add the MCD email address to community members. Ms. Walheim answered a member question regarding funding. Answer, it will be funded by tax payers. Member question to Andrea regarding the Board members for the MCD. Andrea Walheim states members to be Pat Willett, Max Owen and Dan Hogan, Looking for one or two more. Questions can be addressed to the MCD at questions@chiwawadistrict.com

Legal- We are actively working towards being out of litigation so we can put assets towards building, maintaining and operating our water system. This year, 3 cases were being litigated, out of one lawsuit, one voluntarily dismissed, one settling soon and the last suit is waiting on interrogatories (questions) from the plaintiff. Our goal is to be out of litigation and to build infrastructure. Our pledge to you is to get out of lawsuits as quickly as possible. Question about attorney fees: Can we get specific information around attorneys fees: This is an issue to be addressed outside of the meeting and can be addressed in areas that are not in current litigation. We will always seek legal advice surrounding what we can and can not say to protect the community from further financial damage.

Bookkeeping-Robyn has resigned, 3rd party bookkeeper will be signing on temporarily for a potential permanent position. The contract will be renegotiated with the new bookkeeper. She appears to be a great fit with long time bookkeeping experience.

Water system administrator contract- Dans contract has been updated and is currently on file.

Bookkeeper contract- working on new contract for new contractor.

Reserve study- Karen McDonald with the reserve fund study. Explanation of how the reserve fund works. How do we articulate that reserve fund spending to our members? We owe our membership the opportunity to know where the money is saved for future repairs. When repairs take place, it will be a line item on the budget.

Chelan county initiatives- -Shaun Smith gave us updated information on initiatives via a letter read by Matt Oakes. Action was taken on ADU's, it did not expand or create new STRs, it was intended to create new worker housing. Code enforcement is now legal to write infractions for illegal STRs at \$750/daily. Low water drought periods are happening on North Shore drive. Lastly, the county is looking at purchasing property around Plain to expand parking.

By-Laws committee- We are looking for volunteers for the committee and we would like to start getting to work on this in the coming weeks. It is a volunteer position, we will have a by-law attorney on tap. We have reserved some legal fees to make sure we are doing it correctly and

following all government regulations. Question from member: What are we looking to update? We chose to have a community member board to help update the bylaws to provide transparency and openness. Every item in the bylaws will be looked at. We are hopeful to have this done by April. Membership will approve the by-laws. We will follow regulations for how to approve the bylaws.

Presidents stipend vs. board administrator- Historically Board decided to compensate the old president with approval from legal council. As long as there is a delineation between what you do as a volunteer vs. a manager, it is legal to have the president work in the management role. Matt has not taken a stipend in his term. We will be looking at the cost to have a manager instead of the president.

Short statement for member comments stating rules of behavior while members address the community.

Member comments: 2 minutes each, statement read by Matt.

1. Jill Johansen- The term president stipend was off putting and name needs to be changed. She is against the budget unless we can clean up the budget and define management roles.
2. Joan St. Marie- Is the president stipend compensation or a discretionary fund?
3. Jeremy and Courtney Clites-Similar question.
4. Raminta- Will the delineation of job description be shared with the community? Matt responds It will be shared this week.
5. Andrea Walheim- It is clear the association is faced with fiscal problems, we can work with the board to address these problems. If we aren't following bylaws, why should we update the bylaws? The budget needs to be seen, board admin was never presented with several choices in past spending. Residents need to have faith in the board. We need to be smart in how we perform our budget.
6. Scott Fallis- Andrea showed how this is a perfect example as to why we need the bylaws updated. The bylaws are grammatically wrong. If we can update by laws, all of these issues will become more clear. I think there is a lot in the budget we can agree with. It would be great if we can move forward with the rest of the budget and then consider concerns at a later date. Agrees we should move ahead with the bylaw committee and getting them updated as soon as possible.
7. Jim Paulus- I plan to vote for the budget, I stand behind them and our membership. If you can't stand behind them, then stand in front of them.
8. Fisk- homeowners since 1979. We have complete faith in the board and president, what has happened to this community has split the community because the minority is trying to control the

majority. We need to look at ourselves, our future and our past. Let's not tear down what took so much work to build.

9. Nicole Wright- Wrote a statement. We support you, we know you work non stop. The anonymous email went out that contained accusations and false statements. The letter is suspicious and not worthy of discussion. HOA dues we have had regular increases, with very few special assessments. Our money has been managed thoughtfully and responsibly. The increase in dues are appropriate.

10. Craig Robinson: Curious about communication. Can we find one source to give information? Confused on the stipend, is it a reserve fund or a stipend? Believes it is time to do an audit before we vote. We will address this in the member letter this week.

11. Dan Hogan- We have the right to vote and to restrict expenditures. Also, Fiscal year shall be the calendar year.

12. Charles Patten- Wenatchee pine and kinnickinick would like a sign to slow people down. It is a county road, We will address it with the County.

13. Jim Wright- Was on the board, knows the nature of the board. We need a stipend for the president. The stipend was a solution to solve a problem. The stipend is needed.

14. Jeremy Clites- Transparency around HOA fees. Why has no one brought up the increase in annual HOA fees? Can we have a website to vote on the budget.

15- Mike Piroto- Fire related questions? Please reach out to Mike Piroto. He is in charge of station 92. The county sets the fire regulations. He trusts the current and past boards and how they have handled our money. Question- If membership disapproves of the budget, what will the process be moving forward?

16. Jim blanchard- I want to echo others, I respect the board and everything they are doing. I am in favor of the budget.

17. Member on zoom- Does CCA set a burn ban? Chelan county fire marshall sets burn ban. Can we put this on the website to let people know? We have one set of signs that say NO outdoor burning, There are frequent non community members coming in. We want them to see the signs to protect our community members' homes.

18. Brad Rich- Dues were surprisingly low 20 years ago with good value. If we go outside for services, it will make it very expensive. We have reasonable dues. We need to protect the community through cooperation to keep our dues low. It is time to start building that reserve money for future expenses.

Budget ratification explanation- Mandy read the difference between a president's role vs. a managerial role to help define the reasons or the stipend.

Matt cites RCW's 64.90.525, Board has adopted a budget, Provided a copy and set a date for the meeting, within the 14-50 days to set the meeting, which was done. Vote is by majority of owners, If all owners are in good standing, we have 315 owners, 158 will be the majority vote. If the majority is rejected, then the 2023 budget will be the deferred budget. We were diligent in our line items. We are doing our best to improve communication and will continue to do better in that. Online people will vote in the online private chat with the zoom moderator. It will be recorded and put on file for a minimum of 1 year.

President Emeritus- motion made by Matt, Seconded by Craig Robinson. In Honor of Mike Stanford, Thank you for all you have done for all of us and the entire community.

Budget vote

Adjourn member meeting at 11:40AM by Matt Oakes

Meeting Minutes by Mandy Stocker

Approved:


Secretary/Treasurer

Chiwawa Community Association Post Member Meeting Minutes

September 23, 2023

2651 Cottonwood Lane, Leavenworth, WA 98826

Meeting Attendees:

Matthew Oaks,	President
Judy Van Eyk,	Vice President
Mandy Stocker,	Secretary/Treasurer
Bob Barr,	Board Member- absent
William Lockinger,	Board Member
Art Alley,	Board Member-zoom
Roger Thomas,	Board Member-absent
Bunk Bunkleman,	Board Member
Dan Schaffer,	Water System Administrator

Call to order by Matthew Oaks, President at 12:15PM.

There were 0 owners in attendance:

Review of Previous Minutes: done

Last Meeting minutes were approved.

Water system administrator update

Office administrator/bookkeeper/secretary/treasurer update- Monday 9/24/23 Bookkeeper will come in to get started. We will also look into other bookkeepers as well.

Old business

Board comments

Firewise- We need someone to step up with firewise in a lead roll. Ask community members.

New business-

By Law committee- Important to find community members with diversity in professions, age, sex. The following offered assistance, Cory Albright, Sara Weese, Raminta Hanzelka, Andrea Walheim, Rhonda Bueler, Sara Weese, Dave Spicer, Dave Volkmann, Tracy Franks, Cory Albright, Sara Weese, Dave Spicer, Rhonda Bueler, Dave Volkmann as an alternate. Attorney will walk the committee through areas of improvement as progress happens. This week plan to reach out to potential committee members to confirm commitment. If unable to commit, move to an alternate list.

Suggestions to make improvements: should we consider Separating the utilities side and HOA in the by-laws? They are really two separate entities that overlap. Would it protect us or be in our best interest

Budget ratification: Moderator John did an initial count and recorded votes from zoom and in person. Dave Volkmann collected in house votes and delivered them to John for counting.

Next meeting October 21, 10:00AM

Adjourn member meeting at 1:50PM by Matt Oakes

Meeting Minutes recorded by Mandy Stocker

Approved:



Secretary/Treasurer

Chiwawa Community Association Board Meeting Minutes

October 21, 2023

2651 Cottonwood Lane, Leavenworth, WA 98826

Meeting Attendees:

Matthew Oaks,	President
Judy Van Eyk,	Vice President
Mandy Stocker,	Secretary/Treasurer
Bob Barr,	Board Member
William Lockinger,	Board Member
Roger Thomas,	Board Member
Bunk Bunkleman,	Board Member
Dave Lowrie,	Board Member
Dan Schaffer,	Water System Administrator

Call to order by Matthew Oaks, President at 3:05PM

There were 0 members in attendance.

Approve of previous board meeting minutes-

September minutes for board pre and post member meeting approved.

September members meeting minutes approved by board, will send to membership ahead of spring members meeting for approval at meeting.

Water system Administrator update- now has the numbers to each meter in the neighborhood, if it doesn't come up, it needs a new battery and would be given a new meter number. During the process, found 5 leaks. Water use went from 59,000 a day to 42,000. Had a chlorine injection pump fail, this fairly common based on wear, nothing faulty. Dan plans to try and rebuild it, but does need to order a new one this week in case it doesn't work and to keep one as backup. Remind members to unhook hoses with weather turning. We will be down in the 20's starting this week.

Office Administrator / Bookkeeper / Secretary / Treasurer update- Velda with DVM solutions has been amazing and is on top of everything, sees all the details and has great ideas. Mandy had a meeting with Joan St. Marie, she gave a ton of information as to: budget ratification meeting ideas for budget ratification, documents to support ratification, annual fiscal review, accounting procedure reviews, reserve study information and annual audit information and counsel. Recommends instead of an audit, what we are looking for is an agreed upon procedures agreement. We would like to ask our community CPA's if they are willing to assist this first year and then go from there, if it goes well, continue that direction, if it wasn't successful, and since we aren't budgeted this year for it, look at it in the future. By January we need to have an audit committee. Names shared, Scott Fallis, Ron Tilden, Sharon Mele, and Michelle Brown for CPAs who offered assistance. Mandy is making a secretary/treasurer book with all information to be

able to take over the position with ease when Secretary/treasurer is replaced. An audit can be requested or denied by 67% per RCWs. By laws committee met in October and will be holding their next meeting Nov. 8th. We each need to send our requests to the committee for consideration to add/change into the bylaws.

Capital- 57,124.67
Checking 25,263.60
Insurance 25,004.55
Mosquito- 6,371.58
CD- 101,030.90

Legal fees 2023 year to date:

Walheim case's: 33,287.00

Arthurs case: 19,236.75

Arthurs case is settled, our insurance company did allocate 35,000 of funds for settlement. Mandy will be wiring funds on Monday, October 23rd.

Profit/Loss-

We moved money out of checking into savings back in May to have a better understanding of our spending. We estimated low it is higher than anticipated so some money will be transferred back to checking. The goal is to keep savings and checking separate with roughly a 3-month balance in checking at any given point.

Member Comments- none.

Old Business-

Mike Stanford- He was invited to come to today's meeting, but was unable to attend. Again, as a board we will not pay for his legal fees. Still need a chance to let Mike know formally.

Firewise- Christina Hutto is willing to take over Firewise. Matt will reach out and get the ball rolling for turn-over.

Video camera upgrade- No other vendor has the service; Local Tel is the only one who can do it. This will give us remote access. Some would need infrastructure updated, others are already there. The cost per month will be \$50/mo. The remote monitoring portion of the system is free as it is in its infancy. We would only be paying for the upgrade and cameras. It is part of our reserve study. Pay and tilt zoom for water tower. We can do one area at a time. The system would be federally approved. We could potentially seek grants.

Bob mentioned he would like to see sprinklers and grass around the water tower and we would like to see about a installing a septic system for the water building.

Adopt-a-highway- Bunk, Jenny and Borman's handled the September clean-up efforts. Hoping for more in the spring meeting, A few members have already committed for spring!

Chiwawa Community Association

11/18/23 meeting Minutes

2651 Cottonwood Lane, Leavenworth, WA 98826

Call to order by Matthew Oaks, President at 10:00AM

Meeting Attendees:

Matthew Oaks, President

Judy Van Eyk, Vice President

Mandy Stocker, Secretary/Treasurer

Bob Barr, Board Member

William Lockinger, Board Member

Roger Thomas, Board Member

Dave Lowrie, Board Member

Bunk Bunkleman, Board Member

Dan Schaffer, Water

Velda Millard, Bookkeeper

Call to order by Matthew Oaks, President at 10:00AM

There are 2 members in attendance. Mike Stanford and Sara Weese

Approve of previous board meeting minutes- approved.

Water Manager: Dan is attending a funeral. Usage is normal for this time this season. 58,000 gallons on average. He's been helping out a bunch of community members. Winter projection is in good shape for wrapping up and winterizing. Bylaws committee, feel free to call Dan, he is available for answering questions if needed to help with the water side of the bylaws.

Bookkeeper/Treasurer/Secretary:

Capital Reserves: 10,062.92

Checking: 23,229.19

Insurance Deductible: 25,005.58

Mosquito account-Looking at hiring someone other than Grizzlys to clear the water out on ditches to do further mosquito abatement in good faith to continue to improve mosquitos.

501 Consulting-Reached out for HOA manager, they are not interested. Matt will continue looking for other possibilities.

President Stipend vs Board Administrator- Based on member feedback we'll change the name.

New Business-

Member comments received- Overwhelming number of positive comments about meeting and by-laws committee.

Video conferencing / member meeting takeaways- need a microphone to better hear.

Road signage- County is now aware, Kinnikinnick is the main concern, Matt is working on it.

Bookkeeper contract- moving forward, rate may be slightly more hourly, but worth it with her abilities.

Liaison to Bylaws committee- Judy has stepped back a little attend to some personal issues, Mandy has taken the lead Mandy and Judy will handle it as a team. Matt will serve as a back-up.

Board needs to Get the "what" on paper for the Bylaws committee by Next week, October 27.

(MVP for 2024) Mission, Vision, Guiding Principles; and identify short-term & long-term goals – ran long on time / tabled for November meeting.

How to honor Art and fill his vacant position: Historically the runner up is asked, that will be Debbie Minugh, Kim Erchinger, Lance Jones and then Mike Segle in that order. Mandy will reach out to offer the position in that order.

Proposal to hire Fallyn Gentry to update our logo and provide graphic design services. Her charge is \$350 to do it all. Motion made and approved All in agreement.

Matt motions to move into executive session at 5:10PM seconded and approved
Exit executive session at 5:15

Next Board meeting scheduled for November 18th at 10AM

Meeting adjourned at 5:22PM

Submitted by Mandy Stocker



Mosquito: 6,371.84
CD: 101,030.90

Velda doing a great job. Cost effective. Transferred funds to make it through 2023 out of capital reserve account. Paid settlement on Arthurs.

Review group is formed, members are Scott Fallis, retired CPA, Brad Rich, retired CPA and Sharon Malo, Current CPA. Ron Tilden has agreed to be used as an advisory when needed. They will begin January 1 and will let us know if they believe we need to hire an outside service, or if this will be sufficient. Board approval for the finance review for the 2023 financials. Motion passed.

Members comments: Mike Stanford- requests we send out members hard copy letters informing them of litigation information and facts. Be more transparent regarding the lawsuits.

Old Business:

Firewise: Christina Hutto is going to turn over with Trish in December. Will send her bio out to the board.

Video Camera upgrade: No changes from last month. Water building is the number one focus for getting infrastructure in place.

Mosquito abatement account:

Grizzlies will come and do some ditch clearing on Cottonwood ditch so we can get to it this spring right away.

President stipend/Board administrator: Propose a name change. Still looking for a manager. Legally and ethically we are covered. Manager is a good title. Legally we are good to go, just delineate the roles of president and manager. This is a hired position, can be a community member or outside of the community.

By-laws committee- Sara Weese and Judy: We have a great group. We are looking into an option of If there is an issue that comes up, we would like to require mediation before lawsuits are an option. This is a huge project, but we are into it and ready to go. The goal is to have it available for community review 30 days before the fall meeting. The board is grateful for the committee stepping up to help.

Logo: Fallen has been working on our logo. Matt showed her first attempt variations.

New Business:

Lance Jones: Newest board member replacing Art Alley. Glad to have you.

Members comments: Rolfe Johnson, and several other members feel like we are moving in a great direction.

Snowman competition over new years week
Member in the spotlight: quarterly feature on a community member. Members can nominate a community member to have acknowledged.

Water Conferences: Dan has signed up to go to a conference. Evergreen rural water Feb 6-8th. AWWA is in June in CA, Dan and one other person will be going. Send a second person to consider a transition for when Dan retires.

Fire station tower- Capt. Mike Stanford proposes to put in a Whelen siren that will have a larger range to alert the community. It would be located by the reader board at station 92. We would need to cut down 2 trees. It is our duty to let community members know ahead of time to give them an opportunity to voice their opinion.

Member election: Judy, Dave and Bill are up for re-election for next year. Some members are still considering re-election. We will request members to consider running and send in their bios by the end of January to be added to the March mailer and annual news letter.

We are supposed to set up a nominated committee, depending on how many run, that will determine the committee.

Fish hatchery: Repairing items at the fish hatchery this week. Matt will meet with them while here.

Annual newsletter: Anything needed to add or a cover photo idea? Matt has a suggestion for a photo.

MVP: How do we like the mission statement? Any recommendations to adjust? Goal is to adjust annually if the goal has shifted.

No new legal updates. Still waiting to hear from Starleigh.

Motion to move into executive session 11:21AM.

Meeting adjourned: 12:00PM

Next meeting scheduled: January 13th, 10:00AM

Approved 1/13/24

M. Stal