

January 24, 2025

Chiwawa Communities Association | Chiwawa River Pines
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Greetings!

We closed 2024 and started 2025 with some actions worth sharing before our next members meeting, your participation and feedback are requested.

Board Positions

We have plenty of plans moving forward into the new year. Top on the priority list is identifying members who are interested in making a difference in the community by volunteering on the Board of Directors. We have three positions up for election at the April meeting. Additionally, the board will select officers from the directors to fill the President, Vice President, and Secretary/Treasurer roles since their two-year terms are expiring. Commitment to serving on the board involves approximately five hours a month and includes attending meeting's, reviewing correspondence, and discussion. If you would like to run, please submit a short biography by March 1st, 2025.

Communication

We went live with our new website chiwawariverpines.org. The website features a member portal that provides access to documents including meeting minutes, the budget, as well as a calendar of events. Members also have the ability to pay their assessments via the website. If you signed up for electronic consent, you should have already received a username and password. Welcome emails went to the email address we have on file in mid-January. If you did not see an email, please reach out to set up an account or reset your password.

Covenants and Bylaws

Members can expect to receive new ballots ahead of the April meeting. We will publish the latest information and updates prior to voting. The board will host discussion, question and answer sessions at the board meetings in February and March. February's board meeting is scheduled for February 22, 2025 at 10:00AM in the water building. March's board meeting will be scheduled at February's meeting. A Zoom link will be posted on the website for members who can't attend in-person.

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Financials

We completed our first Agreed Upon Procedure (AUP) with accounting firm Clark-Nuber. This is a mini version of an audit that is a commonly accepted practice for small corporations in lieu of a full, costly, audit. It was a great experience. We've already begun implementing the recommendations, and plan to move forward with doing an annual AUP to maintain accountability.

Legal update

Foremost, thank you for your patience as we move through litigation. We appreciate those of you who have been called to testify during depositions and have provided information to attorneys for Ms. Walheim and for the community. The process of "discovery" can be arduous, as the attorneys continue to make efforts to evaluate the allegations and prepare for trial.

We are glad to report that Ms. Walheim has agreed to mediation. We also have pending legal motions which are not uncommon in civil cases. Plans are always moving but our goal remains the same, - to be out of litigation.

As a community, we look forward to resolving this matter in a fair and just manner. Although members may disagree on what that looks like, we can all agree that resolving this litigation is in the best interest of all involved.

Community Activities

The snowman competition was HOT this year! What a fantastic turnout and the quality was above and beyond. It was wonderful to see so many community members walking around the neighborhood admiring the community talent. We look forward to December 28, 2025 to see what members come up with next!

With Thanks



Mandy Stocker
Secretary / Treasurer