

Greetings,

We had a good turnout in person and over Zoom at the April Annual meeting. 62 Members were represented in person, 16 Members online, and 150 ballots were received on time.

Here is a recap.

Welcome, new Board Members:

Lance Jones, Sonya Kraski, and Tamara Mckee were elected to the board. The board elected Matt Oaks as President, Lance Jones as Vice President, and Tamara Mckee as Secretary/Treasurer, subject to a formal turnover with Mandy Stocker.

Audit:

99 ballots were cast to waive the audit, which does not meet the 67% threshold for a waiver. We will conduct a financial audit this year. The financial audit process is scheduled to begin in October 2025.

Covenants & By-laws update:

The association did not receive enough votes to approve the proposed amendments to the Covenants and Bylaws by the date and time established for the return of ballots. (minimum of 158 / 51%). The board extended the deadline for ballot submission at the Annual meeting. The new deadline for ballot submission to approve amendments to the Covenants and Bylaws is 20 September 2025.

All previously cast/received ballots remain valid. No revote is required. Additional or replacement ballots are available upon request.

The percentage of votes necessary to meet the quorum requirements for the Covenant and Bylaw amendment is 51% (or 158 votes).

A previously cast ballot may be revoked only by actual notice to the association of revocation. The death or disability of an owner does not revoke a ballot unless the association has actual notice of the death or disability before 20 September 2025.

Owners wishing to deliver information to all owners regarding this subject of the vote may do so by writing to the board no later than 8 August 2025, so the board can ensure dissemination to each member. Additionally, any comments received at the preceding board meetings in May, June, July, and August 2025 will be captured in the meeting minutes and posted online in the documents section at chiwawariverpines.org. Copies are available upon request.

Summer is upon us!

The Port-O-Potty has been placed at the river lot for community members' use. The gate code is the same as last year, "2024." Please keep in mind that the community access is for community members and personal guests. When bringing pets to the river access, please be mindful of others. Many are fearful, allergic, or do not prefer interacting with dogs. All community members should be able to feel safe and comfortable enjoying community spaces.

Community Action!

- June 29th at 10 AM marks the third annual Independence parade and potluck. If you plan to participate, please email us to register your float/group. If you plan to attend the potluck, please bring a side dish to share. You can register through the website at chiwawariverpines.org under the 'contact us' section, emailing us at admin@chiwawriverpines.org, or by calling 509-763-4309
- Please vote on the amendments to Covenants and By-laws if you have not done so.
- Consider helping with Adopt-a-Highway.
- Protect your property and the community from wildfire!
- Job Postings: We are seeking a part-time HOA manager and water system apprentice. Please inquire at chiwawariverpines.org under 'contact us', emailing us at admin@chiwawriverpines.org, or by calling 509-763-4309
- Bear season is upon us; keep garbage in a safe place.

Meeting Member Questions and Answers:

Q: If there is a change or an update, can the new website notify community members?

A: The website is supposed to send updates/announcements to all registered members automatically. The app behind that function was unable to do this as we had anticipated. We have created a workaround that is pre-fed into a secondary system. The dilemma is that every time we send an announcement out, we must send it to the general population. 40 members are still receiving physical mail and deserve to receive the same communication as email correspondence members. Once we announce something online, we are obligated to send it to the mail members as well. It is critical that announcements are handled equally. It may be frustrating that the mail-only people will see items before or after the electronic. However, we try to be as fair as possible to both electronic and physical mail members.

Q: Can announcements be found online?

A: Yes, they can be found under the 'About' tab in the 'Announcements' section.

Q: 40 people still receive mail. Have you talked to them? What do they say? Why not email? Do they not interact with computers?

A: Correct. Many do not interact with computers.

Q: Regarding mail-only members. How many have you had contact with?

A: We've had contact with every mail-only member within the last 90 days. Notably, there was a typo on the mail-only ballot; Mandy or Matt personally reached out to all of them regarding the typo. We either left a message or talked to them.

Q: Can we charge mail-only members for their mailing fees?

A: No. That is a part of our overhead fees. If that is something you would like us to investigate, charging individual members, we can discuss that.

Q: Can you restate the legal update? Why did the mediator refuse to mediate? What was his reasoning?

A: Written statement read from Attorney: "Unfortunately, after reviewing the materials, the mediator concluded that without a better understanding of the Plaintiff's desired outcome, he did not believe mediation would be successful and withdrew."

Q: What is the thing about the Becker land?

A: When even one member brings a concern or idea to the board, it is our responsibility to discuss it. There was a communication regarding the idea of selling the Becker land. We will discuss options as a board in the coming months. What do we do with that land? Do we sell? Do we develop? How do we maximize that asset to our members' benefit?

Q: Outside of Attorney/Client privilege, what are the key issues still pending in the lawsuit?

A: Intentional infliction of emotional damage is most often discussed, and the desire to be compensated for that.

Q: Firewise question, if an owner without a vehicle wants to get brush to the Becker lot for Firewise, how do they do so?

A: Call Matt. We can meet onsite, and we will figure out how to take care of you.

Q: When will we be discussing reserve study findings and the funding model?

A: This conversation happens at a board level in late June or July's board meeting. Anyone is welcome to join.

Q: Where is the Becker property located?

A: On Kinnikinnick Drive. Hang a right at the fire station and you will see it on the left-hand side with a green gate.

Q: Do you have a plan for the replacement for the asbestos concrete pipe? They should be coming to the end of their useful life.

A: All piping on the other side of the bridge and other side of the bridge is c900 or schedule 80. There are sections all over the area that have been replaced with plastic pipes. It is commonly accepted that asbestos concrete pipe has approximately 60-80 years life span. The reserve study indicates our best estimate of how many feet we have and the longevity of the pipe. We have just shy of 8 miles of pipe, not all of which is asbestos. We must find out which funding sources are available, which we are doing now.

C: M. Brown: After having spent a lot of time on financial and personal concerns of adequate reserves for repairs or replacing an ailing water system, I just ask members to please use every other means possible to try to come to agreement on disagreements as it is extremely expensive to use the courts to settle disagreements.

Q: Can we keep using the well s-08 well that was recently denied by the Department of Ecology for a clerical error?

A: As we understand it, yes.

Q: Do we have an indication as to why it was brought up now?

A: The Dept. of Ecology never got back to us, but the conservation board approved everything. We believe we went through the process properly. It was the Dept. of Ecology that never got back to us. They are backlogged and are just getting to it. The water conservancy board has people who will help us walk through the process of refiling paperwork.

In Closing:

Thanks again for your contributions and support in and around the community. Wishing you and yours a wonderful summer season!

Sincerely,

A handwritten signature in cursive script that reads "Tamara McKee". The signature is written in black ink and is positioned below the typed name "Tamara McKee".