Chiwawa Communities Association
31 May 2025
Board Meeting Minutes
2561 Cottonwood Lane, Leavenworth WA 98826
chiwawariverpines.org| (509) 763-4309

Matt Oaks	President
Lance Jones	Vice President absent/excused
Tammy McKee	Secretary/Treasurer
Dave Lowrie	
Mandy Stocker	
Kris Jones	
Bunk Bunkleman	
Judy Van Eyk	
Sonya Kraski	

Meeting called to order at 10:01 AM by Matt Oakes

There were 3 members in attendance: Dave Volkmann, Jim Rose, and Stuart McKee (Zoom)

Judy motions to approve meeting minutes from the April Community HOA meeting, Kris seconded. Approved

Water system update: There was a nationwide system outage (communication failure). Pumps had to be run manually until the outage was resolved. Fuses and a breaker in one of the pumps blew and will need an electrician's assistance but all other systems are running well. The last PFAST results came back non detected, VOC testing will be in July and cost about $500. May have grant funding available for PFAS. We used about 160,000 gal/day over Memorial Day weekend but are back down to a more normal 130,000 gal/day now.

Treasurer's report:
Cashmere Valley Bank

- Checking: $36,000
- Capital Reserves: $73,167.09
- Savings: $32,104.70
- Mosquito Fund: $3508.83
- 7 Month CD: $27,228.50
- 7 Month CD: $103,909.543

WA Fed Bank

- CD: $250,000

We have approximately $132,000 to finish out the year. The goal is to be under that to put $27,000 into Capital Reserves

Matt: The Gallagher/Bohmer sale on Salal failed to close before incurring late fees; however, it was in escrow at the time. Mandy made a motion to waive the late fees; Kris seconded the motion. Board Approved

Old Business: None

New Business:
Adopt a Highway – Bunk said it was completed and was a great success

Firewise –Waiting on a final tonnage from Winton on the neighborhood debris removed from the Becker lot.

Bridge work – No updates and county has been unresponsive. Matt is due to follow up with the USDA to ensure our pre-registration for funding access is complete.

Independence Day Parade – Signs from last year to be reused and prizes TBD

Legal update – Possibly two mediation dates to be set and trial will remain at 9/24/2025

Reserve Study - Mandy reached out to Michelle McDonald to about our reserve study, but she may not be able to complete it due to ongoing litigation the HOA is involved with, so this is temporarily on hold.

2025 Audit – Mandy found a company that will perform an audit for us this year. This was a difficult task as several companies would not do it because of the ongoing litigation.

Insurance – All insurances required for the HOA will be renewing except for our insurance on the community water tower and piping (underwriters rejected to insure based on ongoing litigation). Building insurance will be renewed as soon as the wildfire 6 miles from the community is extinguished.

Tax Filing - Jennifer, our accountant, stated our taxes will be ready for the board's review before the June meeting (an extension was previously filed).

Proposals:

Mandy proposed to post a part-time HOA Manager job on larger online job boards. Judy made a motion; Kris seconded the motion. Approved

Mandy proposed a motion to research the PUD takeover of our community water system (FOR INFOMATIONAL PURPOSES ONLY). Judy made a motion to research a PUD takeover, Kris seconded. Approved.

Member Questions/Comments: None

Next meeting is scheduled for June 21st at 9:00 am

*Note: Board member Sonya Kraski was excused to leave the meeting at 11:15 am and a windstorm caused a power outage at 11:48 am and the Zoom connection was severed

Matt proposed to adjourn the meeting, Judy made a motion to adjourn, and Mandy seconded. Meeting adjourned at 11:55 pm

Meeting minutes taken by: Tamara McKee

Tamara McKee