

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

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

Meeting called to order at 9:01 am by Matt Oaks

There were 2 members in attendance: Dave Volkmann (in person), Heidi Auvil (Zoom)

Lance made a motion to approve the meeting minutes from the April Member and June board meetings, Judy seconded. Approved

Water system update: The SO5 well failed again after last month's meeting. The high limit switch went out and Dan reset it. An order for a motor pump and control box has been placed to remedy the situation. The order for new meters has been placed on hold until it is determined if further work on the well must be done, but the meters Dan currently has will be installed. With temperatures decreasing, Dan will mow the fields for mosquito mitigation. The water test for VOC's and herbicides was performed, but test results have not come back yet. A meter has been installed on the fire hydrant in front of the fire station to supply potable water to the firefighter camps for showers and handwashing and we will be reimbursed at a rate of 5¢/gallon.

Treasurer's report:

Cashmere Valley Bank

- Checking: \$36,000
- Savings: \$14,037.54
- Mosquito Fund: \$2,859.12
- Capital Reserves: \$21,171.21
- 7 Month CD: \$27,500.71
- 7 Month CD: \$105,372.04

WAFD Bank

- CD: \$250,000

\$650 was transferred from the Mosquito account into the main checking account to cover the cost of mowing (mosquito abatement). Mandy will complete a letter to formally turnover the Secretary/Treasurer duties to Tammy. The audit is scheduled for October.

Old Business:

Board comments: No comments at this time.

Covenant and By-Laws: Outreach efforts continue to make sure members remember to turn their votes in.

Bridge work: No new information at this time.

Independence Day parade: Good member turnout and people had a great time in the parade and at the community potluck at the waterfront.

Insurance coverage and audit: We were able to get our insurance coverage and the audit is on schedule. Our information has been submitted for the audit report

Reserve Study: Lance reached out to six companies and after disclosing we are currently in litigation only one of them has agreed to perform an audit for our community. It will cost approximately \$1400, and we hope to get the order rushed.

Job posting: Nothing has been done yet

SO8 application resubmission: Matt saw the contract and printed it out for the board's review. In reviewing the files Matt compared them to the engineering work that was done in preparation by RH2 for the drilling of SO8 and because there is a lot of overlap in the materials it may be possible to use them in the resubmission. Mandy would prefer to use Aspect because of their good relationship with the Water Conservancy Board but further research is needed.

Annual report and post-meeting letter: The information has been posted to our website and hard copies have been mailed to all community members who have opted in to mail only communications.

Bank account signatures: All signatures from board members have been obtained
Emergency Response plan: Nothing new at this time

Legal Update: Ms. Walheim's attorney stated to the courts that we would need 8-10 days to complete the trial instead of the initial estimated 3 days. The earliest the courts could accommodate this is May 18th-28th, 2026.

New Business:

Board comments: Lance wanted to address the problem of the community waterfront. There are more people using it than just members and some people are not being courteous of others when playing with their dogs around others. Kris agreed saying the last time he was there when it was overrun with people. The board proposed ideas such as turning in license

plate numbers on vehicles with no tag to the Sherriff, adding security cameras or changing the code on the gate lock. It was agreed that the code would be changed and email to the community membership as well as written communication by postal mail communications members would be sent out to advise of the change.

Community space clean-up contract: We have contracted with Summit Landscape to take away all of the fuel around the water tower, the community spaces and to remove debris at a 30-foot radius from around community buildings. They will also mow and weed whack the ditches to help with mosquito abatement and the cost for all their services will be about \$6000.

Becker lot follow-up discussion: The little strip of land between the Jones and Stanford property—Judy did some research with the planning department and was advised the county planner would need to get involved because the lot is listed as buildable (they included the larger property on the other side of the road in the determination). The lot will probably need to be surveyed and a boundary line adjustment drawn up for only the portion of the property located on the side of the road located between the Jones and Stanford properties. The sale of this piece of land would save the HOA money and would enable us to put money from the sale into accounts, such as the capital reserve account.

RCW 64.90: Matt will reach out to Chris Hysom for advice pertaining to the changes to RCW 64.90 and the timeframe in which we need to move our accounting practices from cash basis to accrual basis.

Member questions/comments: Mandy has had issues with people cutting across her property to access the river. She wanted this to be on the record that this is happening and she is working on remedies for this behavior. Dave Volkmann wanted to share information, he read about in the Everett Herald regarding Panel A1. This highlighted cameras the state has installed to help spot wildfires and is available to the public to view them.

A motion to enter executive session to discuss litigation, reserve study proposed contract and aspect engineering proposed contract was made by Kris and seconded by Lance.

Entered Executive session at 10:04 am
Regular session meeting reentered at 10:15 am

Mandy made a motion to use Association Reserves for our reserve study. Bunk seconded the motion, approved.

Next meeting is scheduled for August 9th at 9:00 am

Lance made a motion to adjourn, and Judy seconded. Meeting adjourned at 10:17 am

Meeting minutes taken by: Tamara McKee

Tamara McKee