

Chiwawa Communities Association | Chiwawa River Pines
Board Meeting Minutes
2651 Cottonwood Lane, Leavenworth, WA 98823
January 18, 2025

Matt Oaks	President
Judy VanEyck	Vice President
Mandy Stocker	Secretary/Treasurer - Zoom
Roger Thomas	Zoom
Bunk Bunkelman	
Dave Lowrie	
Lance Jones	
Kris Jones	
Bob Barr	

Meeting called to order by Matt Oaks at 10:00 AM

Approval of previous board meeting minutes:

The November meeting minutes have been approved. Lance calls for motion to approve, Judy seconded. September member meeting minutes were sent out for review, any discussion ... Lance, spelling error. Two/too. Lance makes a motion to approve September meeting minutes, Judy seconded. All approve. Will stay in draft form until members approve.

There are 4 members in attendance Tammy McKee, Brent Richards and Mike Stanford, Mike Segle.

Member Questions / Comments 2 min. each None.

Water System Administrator update

Last year water use: 33,167,350 gallons were used and has been filed with the Dept of Health for 2024. Dept of Ecology has changed their reporting, so we are working on that. We have until January 31st to submit. Average use was about 80-82,000 gallons per day during new year's week. We are averaging around 44,000/day currently. We had one leak on the homeowner's side of the meter at Bradburns. Back in December, a power level sensor went out at the water tower at midnight Dan got ahold of mission control, they came out and updated it to a radar meter instead of a pressure meter. Because of this change, we

can add 10,000 gallons more water into the tank. They installed it for around \$1,600. This year the water tower will be getting cleaned. The people come drive up from Oregon. Our hope is to have them come in April. Divers go into the tank with a remote vacuum. They pump about 500-1,000 gallons out, clean and inspect the tank. This is done every 5 years. We are shelving the fire hydrant extension for now. We believe it is more important to put the variable drive units in as a priority. Lower Pine Tree also has to be done this year. The goal is to stay around \$25-30,000 this year on these upgrades. We have 38 standpipes left to replace. The power outages that happened over new years eve did not cause any damage for us. He did have to turn on the generators to make sure pumps stayed running. As long as we have the back up generators on, everything is fine. It is important for us to locate a good generator. If we find a good deal, we need to jump on it. Meter reading software is in place but getting it up and running is not going easily. Matt is working on that.

Matt: Brent Richards is hoping to jump in and help. We are excited for this opportunity. His family bought in the 80's, and he and his wife just moved here fulltime. His experience includes water sewage systems, construction, water systems, coordination with WSDOT and other state and federal agencies. Brent does not want to commit yet, but wants to look how he can assist and see if it's a fit, we will reevaluate in 90 days.

Secretary / Treasurer update:

Checking: 15,309.35

Capital Reserves: 20,258.41

(3) 7 MO CD's: 181,718.88 (102,844.45; 52,081.55; 26,792.88)

Savings: 290.52

Mosquito: 3,508.25

Total: 220,794.89

End of year actual numbers- We were \$29,000 off from our goal of capital reserve contribution. The deficit came from a \$24,633 insurance premium increase and \$5,400 to have a well pump replaced. That is a capital reserve product, so the funds came from the reserve account. The overages were necessary.

Invoicing-roughly 80 mailed invoices went out this week. We are continuing to move members to online/paperless. This will be a cost savings.

QuickBooks now accepts debit cards! QuickBooks accounts for the service fee, so we no longer turn on/off the payment option, taking these steps out will be a big time and resource savings for members and Velda.

Website progress: The website is complete, it still has some kinks to work out, but mostly up and running. It has a built-in calendar which is huge for getting important dates out to members. We are in the process of uploading meeting minutes, documents and hopefully (we will know within the week) if the payment information is working and correct as we begin to receive payments through the website. We hope to be able to send out notifications through the website within the week. Our hope is that this will eliminate the problem of spam mailings, multiple sources for members to receive information from us and to simplify the process all the way around. Members can now see all information whenever they want just by logging into their account.

Our next AUP (2024) is scheduled for May.

Before January 15, Member Michelle Brown has agreed to review our 2024 books. The process will begin soon with a goal of being completed by March 1. She plans to give a summary of her findings at the spring meeting.

Old Business

Board Comments: none.

Bridge work still waiting on a meet and greet. Brents background will help us have great oversight for this bridgework project.

Swag order- Haglunds has to have 12 items to do an order. Bueler's wanted to order shirts for the entire family. All the same color and logo. We paid Haglunds and she cut us a check for the product order. We will consider integrating ordering from the website.

Snowman contest- Another successful year, more people contributed!

Member comments- none

New Business

Dave: We have been receiving comments that we should sell Becker property. It is worth putting on the table. Judy: should we have a long range plan/idea? Matt had a meeting with a design firm in Wenatchee, He would like to consider having them do a vision plan for us. The process of hiring that company is costly. A consideration would be a community member who would like to help fund it. Judy: It would be costly if we want to subdivide out into lots and keep part for the community. Dan: Something to consider; We are only allotted so many water hook ups by the dept of health. We would have to go for new approval. Let's establish a meeting to talk about that specific item since there is so much

interest in this topic. We will work on educating ourselves on this as we need to be fact-based moving forward. Questions tabled for later: Is there anyone in the community who does this type of design work? When is the best time to do a special meeting?

Board Comments

Skougstad fee waiver - They had their payment on automatic payment and was unaware that the price had changed last year. They paid what they believed was correct. They did receive their invoice, however, did not notice the price difference. Judy moves that we waive their late fee. Lance seconds. Fee is waived for 2024.

Mandy: Some members do not recall ratifying the budget at the fall meeting. There is also a concern about the jump in dues. How do we continue to inform at a high level? I believe we are above and beyond with communication and still seems like members are not satisfied with the level communication. Are we giving too much information? It is concerning to me as treasurer. With my name behind the financials, I always want members to feel confident they are receiving accurate and all necessary information. Kris: We should put our financials directly on the website so it is always visible. Mandy: I agree.

New members / home sales - no new members or home sales that we are aware of.

Late payment issue - There was a clerical error. A person representing David Hall called and said they were no longer a part of the community. We removed their information out of confusion for another property that was sold. Once we realized the error, we began trying to contact them, with no resolve. We sent a certified letter, which came back to us. We did have to turn off their water and put a door hanger on the door. The caveat, during weather warnings, we will turn the water back on. We do not have any idea what the circumstances are, we just know we can't contact them. Hopefully we will be able to make contact with them soon.

Water Truck: Lance: with the dues going up, it seems poor optics to be replacing the truck at this time. It is obvious that we need a new truck. What is the possibility of getting one under a grant? It's a depreciating asset, so unlikely. Matt has not looked at this year's criteria for grants as we are waiting to find out more about the bridge replacement. Since we have bridgework coming up, we need to make that a priority for receiving grants, we want to make sure that is lockstep for grant approval. Dan, What do you do about a vehicle when there is an emergency? Answer: uses his own vehicle as our truck can't drive in the snow and is not running appropriately. We know that until we get a definition on the bridge work, we should hold off on buying a new truck. However, it has to be replaced. We are not

buying a new truck; it would be a different (used) truck that is appropriate for our climate and needs.

Dan: WSRB our 10-year assessment for fire flow is coming up, it has to do with our insurance. It falls under the fire department. The state comes and does the inspection. It will be happening in March.

Our Mission statement:

Mission, vision, goals and strategies: We are accountable to this process. How do we feel about this? Do we want to adjust our goals? Lance- it all still seems relevant. Kris and Judy think it should stand as is. Highlights of the items we have done towards our mission: The job as president is to lead the goals. Matt has done so in several ways. For vision: we created a partnership with thousand trails, brought in an ADA Sani-can, Bunk is reinvigorating the adopt a highway program successfully with many volunteers. The parade and snowman competition has received great feedback. Media; We created a Facebook page, the website, managed the blog, worked towards creating social media posts, emails and letters to community members. We are consistently seeking member input and bringing it to the board during the meetings. We called or made efforts to reach every single member to ask them to participate in the fall meeting. We always make sure one of us follow up with members who reach out. Dan and Matt attended many conferences to learn more continue to grow in knowledge. We are accounting for savings and tracking funds differently and with more transparency. Found savings in contracting with our bookkeeping service. Made large strides toward establishing electronic communications. Dan and Matt work to get to every water call timely. We purchased and installed a new water sensor that equates to 8 hours a year of less runtime on the pump. We are working on the apprenticeship program and have solicited bids for capital improvements. Even if we don't follow through on each bid, it's necessary to be prepared. Adding the AUP holds us accountable and shows transparency. We did a comprehensive review line by line of our taxes. We hosted the dept of natural resources on site as well as county commissioners to build relationships with federal agencies. We held meetings with Lake Wenatchee Fire and DNR. Lance motions to maintain the mission vision goals for this year and Judy seconds.

Member question Mike Stanford: What size generator is needed up on the hill? Answer: We have a 17.5 currently. A 20K diesel would be ideal. When will 2026 budget come out? We do our reserve study in June, then set the budget based on the reserve study.

Have we investigated a national pooled insurance organization for the water system? No we have not.

Members exit, board moves to executive session.

11:50AM into Executive Session

Out of executive session at 12:25PM

Board sets Feb 22nd as the next board meeting, 10:00AM

End of meeting: Dave motions and Lance seconds at 12:26PM.

Meeting minutes taken by Mandy Stocker

A handwritten signature in blue ink, appearing to be 'M. Stocker', with a long horizontal flourish extending to the right.

Chiwawa Communities Association | Chiwawa River Pines

Board Meeting Minutes February 22, 2025

2651 Cottonwood Lane, Leavenworth, WA 98823

Matt Oaks President
Judy VanEyk Vice President
Mandy Stocker Secretary/Treasurer (absent/excused)
Roger Thomas
Buck Bunkelman
Dave Lowrie
Lance Jones
Kris Jones
Bob Barr

Dan Shaffer Water Administrator

Meeting called to order by Matt Oaks at 10:00 am.

Motion to Approve January Meeting Minutes. January meeting minutes are APPROVED by all.

Three members in attendance:

Dave Volkmann
Tami McKee
Mike Stanford

Mike Stanford discussed the new Fire Station's possible bond and future near station 95. and difficulties accessing documents on the new website Matt is working with website managers to fix issues.

Dave Volkmann asked about bridge replacement. Matt provided the projected start date is in 2027. We will not know what the cost will be until the preliminary engineering is completed. Grants and Low-interest Loans are available.

Water Administrator: Went to ERWOW conference of Water Districts. The two main issues to come out were cyber security and climate resilience.

Water tank cleaning is scheduled for 3-17-2025 at a cost of approximately \$5000.00. The tank will be offline for approximately 3 hours. Residents will not notice the event.

The other event coming up will be the Washington State Regulatory Bureau checking fire hydrant flow rates. The fire department does this approximately every 10 years. The test has

no cost to the community. We are responsible for some documentation that Matt has already completed. The variable drive controllers for the well pump motors 7 and 8 have been purchased. They are being programmed right now.

Dan looked at 181 meters and detected 7 leaks. Dan checked all 7 digging them up and 6 had water movement. The meter is very sensitive.

Secretary/Treasurer Report Read by Matt from Mandy's email

“Good Morning,

Treasurer/Secretary update is as follows:

Cap Reserve: 20, 259.32

Savings: 257,748.04

CD: 182,043.72

Checking: 36,000

Mosquito: 3,508.41

Financials: Velda is still amazing at staying on top of invoices coming in as well as buttoning up yearend items and taxes. Matt went to another bank in town to see about opening up a secondary location for capital reserves to ensure money is secure with the FDIC coverage limit of 250,000.

127 members have updated passwords and logged into the website. Several have paid through there as well. I sent a reminder to reset passwords earlier this week and will continue to do so every couple of weeks to get members engaged and aware of our main communication platform.

Website continues to have kinks. We are actively working through them as they arise/made aware. Matt got all documents uploaded, then it started glitching for having too much data. Now we are trying to navigate how much data we can hold before it glitches, because of this and significant lack of time with everything else we are working on, we haven't created document folders for financials yet. Members can see our financials in meeting minutes, but I would still like to have our P&L's uploaded when we upload meeting minutes as well. Are board members and membership receiving the announcements I am uploading? I personally am not receiving them. I keep reaching out to the website company and they insist they are receiving them and that it is working.

64 members have yet to pay annual dues, Payments were due on February 14 (30 days after invoices went out). We pushed back sending invoices to allow for a bit more time to the members. Last year, many members forgot about their bill after viewing (it went out on January 1). This year seems to be a better response with the change in date sent. Members have until March 14th before late interest begins charging. All electronic members have viewed their bills by the February 14th date.

Leavenworth also raised their water rates, creating a huge uproar throughout their community. In doing research, it solidified what we already know, we are well within the proper range for water rates.

Michelle Brown is still working on our community annual review. She has reviewed our 22, 23 and 24 financials. Being that the request was to look at our 24 information, there is a heavy emphasis there. We sent her bank statements, reconciliations, balance sheets, P&L's, interest and depreciation statements, AUP findings and general ledger. Velda, Matt and I have all spoken with her regularly and have answered questions. She plans to state her findings at the spring meeting and has offered her assistance in continuing to help in my treasury learning.

I will be taking her up on it! Many Thanks to Michelle, Joan St. Marie, Brad Rich, Sharon Malo, Scott Fallis for being my go-to's for information and learning. We are lucky to have them as members and helpers!

I said it last spring post member meeting session that I was stepping down as treasurer/secretary and gave a couple of month grace period. That period has turned into another year. This is my final notice; I am stepping down as treasurer/secretary officially after the spring member meeting. If someone does not take on the position, I will resign from the board entirely. Please note, I will continue to help the person in the position and am not going to leave them high and dry, I just do not have the bandwidth to handle all of the things on my plate.

Thanks for being understanding this morning of the treasury position.

Mandy”

Old Business

The website progresses but continues to work through issues of sending announcements. Public announcements will be coming.

3 board positions are open, and we have 4 candidates.

If anyone has anything that they want sent out to community members, get it to Matt.

Ballots from the previous election are still sealed in a box. None were opened or tallied.

The action we took to put the previous election on hold regarding the new bylaws was recommended by legal counsel. No action will be taken concerning these ballots unless we are ordered by the courts.

Matt read positive comments sent in from community members praising those who are currently serving and those who have served. Comments received from Gail and Lois Emory and Grant and Sherry Jensen thanking the board for doing a good job.

Dave Volkmann sent a request for a membership dues bill in a detailed invoice. We stated we don't have this available, but the approved 2025 budget contains the details of estimated expenses.

Dan Schaeffer received a text message asking for Chlorine reports From Ms. Walheim. This was sent to his personal phone, so Dan asked Ms. Walheim to forward her request to the office via email. She was provided with a form required to produce records. This is our accountability for the Corporation. Anyone requesting records is required to follow the same process. Members asking for records must provide a reason. We are required to respond to reasonable requests. After receiving the request, we have provided the past four months of chlorination reports.

Discussion regarding what constitutes a business.

Joanne Stanford asked via email, permission to operate a jewelry-making business out of her home. The board understood she would not be knocking on doors selling or having people working from her home. Joanne is intending to sell at craft bazaars. Further comments stated this should not worry the community. Decision made to table any action until covenants and bylaws amendments are voted/approved.

DNR grant money for Firewise is possibly on hold due to Federal Government actions.

Kym Jones and Arlene Lowrie volunteered to work registration at the Spring owner's meeting.

The computer for the Community Association was having issues. Ravenwood troubleshot and fixed it for a cost of \$100.00.

Q&A session (11:08) for Bylaws and Covenants.

Members in attendance: Mike Stanford, Dave Volkmann, Tammy McKee

Questions: none

Matt provided the status: Ms. Walheim sent a letter from her attorney stating that she would challenge our bylaws and covenants in court.

CCA's attorneys are confident that our proposed updates to Covenants and Bylaws will stand.

Motion / Second to end Q&A (11:40): Lance / Judy all Approved

Motion / Second to enter executive session: Lance / Roger all Approved

Enter Executive Session (11:50): Motion / Second Lance / Judy

Exit Executive session (12:06)

Set date for next Board meeting: March 22, 2025

Adjourn 12:07

Minutes taken by Lance Jones

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

Chiwawa Communities Association
Board Meeting Minutes
2651 Cottonwood Lane, Leavenworth, WA 98223
March 22, 2025, 10:00 AM

Matt Oaks President
Judy VanEyck Vice President
Mandy Stocker Secretary/Treasurer- Zoom
Dave Lowrie
Roger Thomas
Bunk Bunkleman
Lance Jones
Kris Jones
Bob Barr

Meeting called to order at 10:01 AM

Approval of previous board meeting minutes: Roger motions to approve, Dave seconds. Approved.

Members in attendance: Tammy Mckee (Zoom), Mike Stanford, Andrea Walheim, Dave Volkmann, Sarah Weese, Jim Shortlse, Steve Lott (Zoom), Dan Hogan

Member comments & questions: (pre-statement read by Matt)

Mike Stanford, is this meeting available to members via Zoom? (Matt: Yes.) Mike: Can I ask questions at the end of the agenda? Matt, yes, given the time available. No questions at this time.

Member comments received via mail, email, phone, etc.

Mandy received a text from Ms. Walheim asking when electronic communication members will receive ballots. Ms. Walheim was asked to email in her questions to the Chiwawa email account so they can be officially responded to. Received a phone call from Jeremy Clites asking if Matt is the new water administrator. the answer was no, and there have been no discussions towards that. He asked if they could zoom in for today's meeting, and the answer was yes.

Matt, email: Pederslie asked if Dan would check for leaking service pipes, since they were unavailable to make it over, he did. email: Courtney Clites asked about open board positions. Response: 3 positions are open this spring. Bonnie Misner emailed in on the 2nd of March. She was on a walk and heard a septic alarm going off. Dan went and checked it out. The residence did have a leak and the owners were notified. March 18th. Sarah

Littlefield inquired if we had found the water leak in the system. the response was that Dan did not find anything abnormal, and 6 owners had leaks on their side of the line. Sarah Littlefield emailed asking if the 21st of March meeting could be a Zoom meeting. The response was that the meeting links have been available and up on the website for the past two meetings, and will continue to be up on the website on the calendar. Burke Thomas reached out on the 21st of March that his ballot was not received. the response was that ballots are due to go out between the 21st and 23rd of March. He asked for an electronic copy, so that was sent. Ms. Sonders asked for a ballot. R. Hanzelka questioned about ballots and if we need help knowing how to use the Zoom account for Zoom meetings. The response was the same as the others who requested the same information.

Water System Administrator

Dan: Washington State Regulatory Board (WSRB) conducted its onsite inspection. We provided electronic copies of our data ahead of time. We will receive the report in 30-60 days. Judy: Is that county or state? State. It is mostly helpful for insurance. It is good for personal and community insurance, as we have fire flow (fire hydrants).

Dan Hogan: Are the old perimeter lines still operable?

Dan: Those are our flush stations and are not considered for fire flow.

Water tank cleaning is scheduled for March 24th. It is done every 5 years, we will get a tank report with a video. If anything needs immediate repair, they can do it. Monday will be busy; excavation work will start on Pine Tree. During the spring thaw, we used the meter reading software and detected six home leaks. It read 168 out of 339 meters. We will need to replace batteries. Our agenda for this summer is to replace the batteries. Unknown on the price yet. The computer system saved a lot of time, but still dug up around 250 lids to double-check. Variable drive systems are going in. The pumps will last a lot longer with this change. In April we will do the end of line and fire hydrant flushing and exercise the system valves. Matt and Dan will be attending the emergency planning and procedures class in Wenatchee on April 3rd. The EPA is covering the cost of the conference. We have a lot of water quality testing to accomplish. Six different PFAS in April, and four more in September. We did receive a grant for the PFAS testing kits. We will likely be put on a 3-5 year waiver following these tests. Tests for VOCs and Nitrates are due in April as well. Dickison will do the work for the Pine Tree excavation beginning this week. We are not losing much water, but we do not want to lose any water. The shift in weather and thawing is when the leaks came to light. Once we get in there, we will see what the plan moving forward will be. Cost is unknown as we haven't seen the hole. With repaving and all, likely around \$10-15,000. This project was moved from 2024 to 2025, so this is within the 2025 budget. Consumer Confidence Report for the year is done, the EPA changed the formats for reports, so it is more in-depth than it used to be. It will be changed again in 2027. We will have another sanitary survey likely in 2026.

Andrea Walheim: Was I one of the homes leaking?

Dan: Yes. Holte's, Walheim, old Leopold house, and Willet's have leaks. Anytime the meter moves continuously in 24 hours, it registers as a leak. Some leaks are so slow, you may only be leaking 20-50 gallons a day.

Andrea Walheim: Why does the soda ash machine not get used when you turn on the big well in the summer?

Matt: -Both are overall system questions; we will answer these questions at the end.

Secretary / Treasurer

Cap reserve \$26,260.10

Checking \$36,000

Mosquito \$3,508.54

Savings \$315,829.71

CD \$183,829.58

We set up an investment (CD) account at WAFD bank to keep our money protected under FDIC insurance. We sent out reminder invoices and made phone calls to anyone who had not paid their dues by March 14 in an effort to make sure no one fell under the 10% penalty for late payments. Five members still have not paid, so I will reach out to them again. The Blattman/Steele transaction did not pay the remaining \$250 dues out of escrow. How do we want to proceed? We will discuss it in executive session. Michelle Brown finished her member financial review. She went line by line in accounting, bank statements, invoices, and interest with Velda, Matt, and Mandy. She wrote a report that will be given to community members at the meeting. She enjoyed the experience and offered to assist again next year. We are lucky to have Michelle, Brad Rich, and Sharon Malo, who continually offer assistance.

Matt, Lance, and Bunk all came in and assisted with getting documents out for community mailings since Mandy was out of town. Thanks to all who stepped up and helped! All that is left to go out are the ballots/proxy sheets for electronic communications members. The information is all on the website for review. Each packet costs about \$40 each to mail out to members. We have about 40 members who have not decided which method of communication they prefer. Matt reached out via phone to get a final communication preference from those members.

Old Business:

Matt: More members continue to access the website. About 170 members have accessed the website as of today.

The Consumer Confidence Report (CCR) was posted for viewing online. We will print out separately for mail-only members. We're required to provide a copy to all customers, and by placing it online, it saves us money.

Bridge work update: Dept. of Agriculture was optimistic that there is funding available, Dept. of Ecology, and Dept. of Health are also potential sources. We can start applying once we get a cost assessment from KPFF.

New Business:

Lance: Kim made treats for the meeting. how about we rotate who brings treats to the board meeting? Yes! This will save the community money. Mandy will create a signup sheet after the member meeting to include new board members.

Matt: New member home sales: Pending sale: 2417 salal will close March 31, and new homeowners will not receive their ballot until March 31. That STR license will not continue.

The Thousand Trails flyer is up on the website. We are all set to use their facility again this year. Cost is \$10/day, and members are to check in at the ranger station. This is for community members only. They will be asked for their names and address/lot number.

Member meeting items: Guest speakers scheduled are Commissioner Smith, Director Walters, Erika from the Forest Service, Rep from Cascadia Conservation District, Kris King from Lk. Wenatchee Fire and a representative from Cascade Medical.

There is a possible additional \$10,000 grant for fuels reduction through the county. Looking to fund a large dumpster at CCA and Ponderosa. We also applied for the \$4,000 microgrant.

Matt: The Lake Wenatchee Rec Club Easter egg hunt will be much bigger this year. Ponderosa and other non-profits are providing donations. do we want to provide a monetary donation? Mandy asks for that to be moved to executive session.

Matt: Rumor has it that Local-tel is stopping some landline service. Dan confirmed,

Requests for additional comments:

Mike Stanford: The meter reader is great. While traveling, I saw discs that were the color of the flow on fire hydrants, We should look into it for our community. Also on financials, AR says 49.00, should that be different since we have dues still not in?

Answer: Outstanding balance in AR is not shown in the cash accounting method. It can be seen in the budget vs actual spreadsheet.

Who is the next Secretary?

Answer: No change yet, there will be a change for secretary/treasurer after the spring meeting.

If a member would like to bring snacks to member meetings, they may want to supply treats to the member meeting, which could save us money.

Answer: We will follow up later via email

Andrea Walheim: Why don't we use soda ash anymore? Is it because of dilution?

Dan: Yes, we don't use the cottonwood wells very much. Only 90,000 gallons last year. (The water from the cottonwood wells goes to the water tower and is mixed with chiwawa well water before being distributed)

Move into the Covenants and By-laws question and answer session at 11:04 AM
Andrea Walheim: Can you differentiate the blue and red? Is there a change from the change?

Matt: Which document do you want to talk about, bylaws or covenants?

Andrea Walheim: Covenants.

Matt: There are some changes from our proposal to amend and update since last September. The goal is to update, NOT change, the current Covenants and Bylaws. The items that are different from the September meeting are located within the enforcement section of each document. You will notice bolded words. In the track change versions, if you take that in line with the draft smooth version's you will see that the smooth version reflects the bold words in the track changes. The only areas addressed were in the enforcement section; the same applies to the bylaws.

Andrea Walheim: If we do any additional changes-

Matt: They are not changes, but amendments and updates. The enforcement policy addresses it.

Andrea Walheim: it is a subtle change-

Matt: Disagree, it is not subtle, the intention is to make the document clearer to the reader. Blue, red, or Smooth provides different ways to read the documents to address all members' needs. The continuous updates can get a little wordy, but the document titled "Please Read This First" is meant to be helpful.

Mike Stanford: The Blue, Red, and Lines are working documents.

Matt: We have three documents we bounced off each other: the 1989, 2008, and 2011 versions of the Covenants and Bylaws and WUCIOA.

Dave Volkmann: Should that be noted in the packet that the letter should to be read first?

Matt: We placed the documents in reading order. As a member pulls the papers out of the packet, they would see the documents in order.

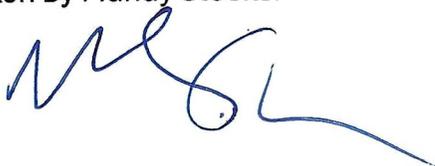
Out of Q&A session at 11:19 AM
Into executive session at 11:30 AM
Out of executive session at 12:01 PM

Board moves to pass the hat to donate to the Lake Wenatchee Easter egg hunt.
Board moves to have the Bookkeeper re-engage with escrow to recoup \$250 from Steele/Blatmann sale.

April 26, 9:00 AM board pre-member meeting, community meeting is set for 10:00 AM

Motion to adjourn 12:05 PM Lance motions, Dave seconds; approved

Minutes Taken By Mandy Stocker



Chiwawa communities Association
2561 Cottonwood Lane Leavenworth, WA 98826

Pre- Spring Member Meeting

April 26, 2025, 10:00 AM

Matthew Oaks	President
Judy Van Eyk	Vice President
Mandy Stocker	Secretary/Treasurer
Dave Lowrie	
Lance Jones	
Kris Jones	
Roger Thomas	
Bob Barr	
Bunk Bunkelman	

Meeting called to order 9:01AM by Matthew Oaks

There were 0 members in attendance

Lance motions to approve last meeting minutes, Judy seconds. Approved.

Anything to add to the agenda for today? No.

Judy: Is there any movement on STR's? Matt: No changes since the last ruling that applied to us.

We are moving \$250,000 from Cashmere to WAFD to an interest-bearing CD. We will work with WAFD to see if they can be a feeder for us for investing and stay protected under FDIC.

This morning: at the meeting Mandy wrote a check to Lake Wenatchee Rec club for the 2025 meeting's rental fees.

Matt: Received our inspection report for the tank cleaning. They found some corrosion on the outflow intake and ladder. We reached out to Baker Silo get a repair quote.

Dan: There was only a 1/2 " of sediment in 5 years. Overall, the tank is in decent shape.

Matt: No word back from WSRB on final report.

Mike Stanford received a letter from the dept of ecology rejecting our addition of S08 to our water rights in 2018, Due to a clerical error, Matt got ahold of them to see what the deciding factors were and for an explanation. We must reapply through Chelan County to add S08 to our water rights.

Dan: The end of lines are flushed, everything is painted, anything with dirt was cleaned out, made sure everything is working. This summer project is raising standpipes and changing

Chiwawa Communities Association
Annual / Spring Member Meeting
14400 Chiwawa Loop Road, Leavenworth, WA 98826
April 26, 2025, 10:00 AM

Matthew Oaks	President
Judy VanEyck	Vice President
Mandy Stocker	Secretary/Treasurer
Dave Lowrie	
Lance Jones	
Kris Jones	
Roger Thomas	
Bob Barr	
Bunk Bunkelman	

Meeting called to order by Matthew Oaks at 11:06 AM

There were 62 members in attendance in-person and 16 on zoom. 150 absentee or in-person ballots were received / cast.

Matt requests: Are there any additions or recommendations for the agenda? None proposed

Matt asked prospective board members to introduce themselves.

Sonya Kraski- Property owner in CRP for 18 years with husband Steve and has been visiting the community for over 40 years. Opportunity to serve on the bylaws and covenants last year and that piqued her interest in serving on this board. Has served on many boards and in the court system and believes she could contribute.

Tami Mckee- New member moved in in October, has had a goal to recreate and possibly retire in CRP. Has board experience. Would be honored to work with all of you and build. Has been on previous boards.

David Bodmer: Just shy of 10 years, spent a lot of time in community. I appreciate the community and look forward to the opportunity to maintain the community.

Lance Jones: Wanders the neighborhood with Grandson. Lance filled in the remainder of Art Alleys term and would like to continue with the board. Background 10 years with state law enforcement and remaining working years at Boeing.

Members in attendance in person and via zoom; met quorum criteria.
Online polls are open for voting, please cast ballots in a timely manner.

New member introductions:

Quick introduction of new member, Erin Hochschild. Welcome new members!

Approval of previous September 2024 meeting minutes:

Motion to be approved by Theresa Platz, Mike Borman seconds. Approved.

Water System Administrator update:

First round of PFAS has been done and should come back within six weeks. IOC, Nitrates, monthly coliforms, all tests have come back satisfactory so far. PFAS will happen again in September. We are looking for the forever chemicals in this testing. Testing has been put online. Testing schedule is heavy this year. Next year is lead and copper testing (every 3 years). 2024 water use 33,167,350 down 1,070,533 gallons from 2023. We had a big cold and a fast warm up. seven houses were leaking. One leak on our side and the others on home owners side. The temporary hold on Pine Tree was our leak. It has been dug up, re-piped, the flush stand was rebuilt, and it was fixed. Repaving will happen when they have other jobs up here. Our daily rate during that time of year is 50,000 gallons. During those leaks, we were at 90,000 gallons a day, we are back down to average. We are back to normal now. During the leaks, we figured out that some of the meters weren't reading because the batteries are getting old. We have 190 meters that didn't read. Master Meters are going to warranty 25 and prorate some of the others for replacement. Flushing has been done for standpipes/fire hydrants. The blue dots on the road, all valves are exercised and painted to know they were complete. Had our tank cleaning done in March, which happens every 5 years. The report came back this week. It had .5" of sediment at the bottom in 5 years. Which is very good. There was some corrosion in the tank, as it is close to 30 years old in the fill pipe, exit pipe and ladder. The manufacturer Baker Silo tank has been contacted for an estimate. This is not an emergent repair. The concrete part of the tank is in excellent shape. We put in variable frequency drive systems. will slow start the well pumps instead of immediate on and off. It saves the motor and pump which will give us a longer lifespan. We were going to do the fire hydrant extensions, chose to pause that and handle this instead. We also paused the video cameras as this was more important. Went to a conference in April for emergency preparedness. Small systems are required to have an up-to-date emergency preparedness protocol in place.

Secretary/Treasurer:

Current financials:

Total bank account holding as of this week: 542,034.97
Capital reserve: 73,165.02
CD's: 131,138.03
Checking: 36,381.85
Mosquito: 3,508.68
Savings: 297,841.39

Reserve Deficit: Budget vs. Actuals for 2024 came back short \$27,729.17 of our projected Reserve Funding Projected \$248,926 vs. Actual \$221,186.83. The exact numbers can be found on the website. The difference was insurance cost increase and the well pump motor failure that went out. Moving forward we are tightening the budget to make up for the reserve deficit to replace the reserve funds.

Financial Review Committee:

By January 15th we are required to have a community member look at our books. It does not need to be extensive. Michelle Brown donated her time to look at our books. Findings can be found on the website. She is a retired CPA (although she no longer holds her license). Michelle worked at a large public accounting firm for 29 years specializing in income taxes and consulting on income tax matters. She regularly performed income audits for clients. She spent the last 3 years of her career as VP of tax at a large global transportation corporation. She handled all things tax related for them, including how a wide variety of taxes impacted the financial statements of the company. Michelle will speak to her findings via zoom.

Michelle Brown: She has a long career in public and private accounting roles. I am not holding myself as a current CPA and did not do an audit, compilation, review, or AUP. The board hired Clark Nuber; a highly respected firm to do AUP. They will make sure we have the right processes. Michelle did a deep dive. Was given full access, nothing not allowed to see in the books and records to feel comfortable that the books are fair and reasonable. Michelle started with interviewing Brad Rich (who looked at the books last year) then interviewed Matt and Mandy to understand their roles as well as other community members like Dan (water administrator). Spent time with bookkeeper. There is a difference between president and manager. He does not get paid for president role and does not submit hours for president. The manager's position is a completely different role and is a paid position. The board has come close to hiring for the manager position but ended up falling through as there is fear of litigation. They are still hopeful to hire someone. Michelle looked at the ins and outs of transactions. There have been concerns about insurance and legal fees from Michelle and wanted to check into her concerns. She did not look at the underlying invoices as that fall under attorney/client privilege in an active lawsuit, So did not review the details, but wanted to see the total pages that they did indeed come from law firms and also that the insurance

company did exist. In the year over year review, the attorneys' fees in 2022 were \$5,500 (rounded), in 2023 fees were \$92,500, in 2024 fees were \$49,500. Fees dropped in 2024 because in the spring, lawsuit coverage was taken over by the insurance company. They are not currently paying for litigation fees, but they are paying for HOA related legal fees that are associated with updating the bylaws. Insurance cost increases started in 2022 at (roughly) \$5,500, then \$24,000 to \$50,000 in 2024. Those are significant costs. Legal and insurance combined is a \$220,000 increase total. If we did not have such high legal fees, eventually our insurance could go down and just in the last 2 years we could have put 220,000 into our reserve account. Reviewed GL, PL and balance statement. Michelle inquired if there were new vendors set up as that is a common way to defraud. There were no new accounts/vendors. She looked at bank reconciliations, year-end bank statements, some reconciliations, reviewed the reconciliation process and made recommendations for improvement. What the board says is on the balance sheet, is in the bank. Michelle tied some of the larger costs back to invoices to make sure there was actually a company that we were paying. She looked at this year's P&L compared to last years and did the same on balance sheets from year over year. She reviewed the number of lots with vs. without water and tied that back to revenue that was reported. Recalculated and reviewed depreciation expenses; it looks accurate and is being charged into the income statement properly. Michelle also looked at ADJ's. Adjustments were mostly due to reconciliations and were small amounts. After reviewing finding, she believes that the books and records were sound, there were no errors that were complexing, there was nothing that looked like there were efforts to defraud. All feedback and suggestions were met with enthusiasm. They really are doing everything to improve their processes. Everything was fair and accurate. The suggestions have been implemented.

Mandy: Thank you, Michelle, it was great meeting you and getting to know you. We are really lucky to have you in our community.

AUP findings: We hired Clark Nuber to do an AUP for 2023 and will do our 2024 beginning in May. The biggest recommended the creation of a policies and procedures document, which we were already working on and completed earlier this year. When the AUP is done this spring, they will review the policies and procedures. They recommended we improve reconciliation's, which has also been done with the help of Michelles education and recommendations. All recommendations from Clark Nuber and Michelle have taken effect and are now a part of our process.

Reserve study update: We will begin the process for next year this June and will have the report available before the fall meeting.

The website is up and running smoothly now after some initial hiccups. There are around 190 members who are logging in and using the website. There is a calendar

under the about section You will find announcements, document section, and the calendar that provides zoom links to board and member meetings, as well as any event offered through the board. All announcements, documents, financials and important information can be found in the document section under 'ABOUT' . The goal was to be as user friendly as possible.

We are still working towards e-communication. Our mailing costs went up this year largely due to the by-laws update. We hope they will go lower next year if the by-law update is complete. We have around 40 members who have yet to state if they are willing to move to e-communication. Alone, the spring member packet for those who are considered mail only costs \$40 per packet to mail. The website has so much information and what is not on there, you can always reach out to us for what you would like to see. If possible, please consider moving to electronic correspondence.

Matt: Mandy started this website process back in October, it was many months of working with the vendor with creating and tweaking and updating. It was no short task to make that happen. It makes our community better. We can't talk about the website without acknowledging the photos. Tom Croy offered to use his photography on the website. The photos are phenomenal. Thank you for giving your time and creativity to us. You set the bar high when we submit photos. Thank you for sharing your talent with us.

Old Business:

Board comments: No comments

Matt: E-communication; Mandy touched on. If you are in person. If you are in person and signed in on the sign-up sheet. If there is a blank next to your name, we do not know your status for communication. Please indicated Email, mail or both. If mail correspondence is your comfort zone, we will continue to honor that. If you have not logged in yet, your login is your email address that is associated with CCA or your first and last name, lower case, all one word. You can request to reset your password to gain initial access. Reach out if there are any issues.

Adopt-a-highway: Bunk: Thank you for the help. Scheduled for May 31 8AM meeting at station 92. We had a dozen last year and it went really smooth. You know who you are-thank you! It takes about 1.5 hours. If you can come out, would love to see you May 31st!

Firewise: Matt: The mircogrant approval came 2 days ago for \$4,000. Kris King is phenomenal. We will also get a portion of a \$10,000 grant through Cascadia Conservation District. Starting May 1 for one month. There will be a roll off dumpster at

the Becker property. The grant funding documentation is due by 1 June. There will be a sandwich board placed. Please do not bag material so it can go into the grinder or composter. Pinecones, pine needles, branches. For bigger logs and stumps, reach out to Matt directly. Chipping through the fire Department has been reduced this year. Timesheets will be posted on the website to be printed and hard copies at the office. Filling in the time card is essential to receive those grants. The grant lends to approximately .30 min per household, please include contractors and your personal time. Turn those in by the end of June.

Bridge work: Have not gotten an initial project cost yet. KPFF still has not given one. The USDA rep is encouraged that we may be eligible as a small water district for a no interest loan or a grant. Part of the process will be making sure we are registered with the right state and federal entities to receive grant money. The work is not scheduled to start until 2026 at some point. On the April 30th and May 1st there will be some digging on 3 corners of the bridge for 2 days. Dan will need to be on sight for that as it is near our water line.

Swag order: Would someone would like to take this on as a volunteer? T shirts, sweatshirts, hats, beanies. Once we have 12 of one item, we can place an order.

Independence Parade/Snowman contest: Mandy: Independence parade is June 29th this year. It will always be the Saturday before the 4th of July. It has been so fun to see the creativity that happens. Potluck follows the parade. Recommend a motorized vehicle for your parade route. It would be a long walk. Snowman competition was successful. Thank you, Tracy Franks, for that idea.

River access: This years gate code is 2024. It did not change from last year. If you do not have your parking tags that say CCA, reach out. True members and families are allowed access. Please keep your pets under control. On a leash or under your command/control is the law. Please be thoughtful of others. Not everyone enjoys or is comfortable with pets, please be mindful of that.

Legal update: written legal update from Megan Starks read by Matt: Trial was continued to 9/24/25. The parties initially sought a brief continuance to accommodate mediation. Despite the parties only asking the court for 6 weeks, the court continued the trial to 9/24/25. This is because the judge will be spending the next several months on a non-trial court rotation and not available to preside over the trial until the fall.

A hearing on several discovery motions was held on 2/7/25. The judge rules that an additional set of discovery served on CCA was not appropriate, alleviating us from any

obligation to respond to it. The judge did order us to provide more financial records and ballots. We had previously provided everything we had in our possession, but supplemented the production because additional documents were requested after obtaining the last 7 years, roughly, of records from our bank.

CCA filed a motion for summary judgment. Although the court did not agree with several of our positions and believes the case should proceed to a jury trial, the motion practice was strategically beneficial and provided our attorneys with additional helpful information.

The parties agreed to mediate the case in February. 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. CCA maintains its position that a reasonable resolution without proceeding to trial is in the best interest of all involved. Our attorneys are working with the Plaintiff's attorney to find another mediator willing to take the case, once we have an articulated list of demands.

New Business:

Board Comments: No comments

Water Assessment rates: We look at local comps; who is charging what for water? Leavenworth just increased. Just to have a meter hooked up to their water system, it is \$900 per year, not to collect water, just to be attached to their system. Our water rates are industry standard and comparable. We do have a unique situation with having overhead for other items.

Insurance costs: Insurance renewal is in June. We will likely have a quote before our June meeting.

Thousand Trails Partnership: Phenomenal deal. Hopefully members will utilize it at \$10 per day for a whole family. The ranger station has an updated list of members. Give them your name and address to take part.

Water shut off: Two members have not made their payment. We do have their water shut off and they have not made any attempt to reach out to us.

We are moving \$250,000 from Cashmere Valley Bank to WaFd to maintain the best level of FDIC insurance. WaFd may be able to support us as a feeder to be able to take more funds under insurance. These will be strictly in CD accounts.

Becker land: As we move forward, there will be a discussion at each board meeting in the coming months, please submit comments and questions and attend board meetings this year.

The annual report was not ready for everyone. We felt it was better to wait for new board members were established, to save cost on printing.

The Consumer confidence report can be seen online. Any mail only people will receive a hard copy shortly.

Member Questions/comments 2 minutes each person pre-statement read by Matt:

Question on e-communication:

Hanzelka: My ask is where there is a change or an update, can it notify us.

Matt: The agreement with the website company was that as soon as we make announcements, it is supposed to automatically send it to all members signed up online. That was one of the initial glitches during the initial roll out. The app behind that function was unable to do that. The work around is that they pre-fed it into a secondary system. The dilemma is that every time we send an announcement out, we have to send it to the general population. 40 people that are still receiving physical mail and deserve to receive the same communication. The second we put something online, we are also obligated to send it to those mailer members. It is critical that we make sure that is handled equally. I know it is frustrating that the mail only will see items before or after the electronic, but we try to be as fair as possible to both electronic and physical mail members

Q: can these announcements be online?

Matt: Yes, they can be found under 'ABOUT' and then the announcement section.

Q: 40 people mail, have you talked to them, what do they say, why not email? Do they not interact with computers?

Matt: Correct. They do not.

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

Matt: referred to the previous recited written statement: 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?

Matt: What do we do with that land? do we sell? Do we develop? How do we maximize that asset to our members benefit?

Q: I thought we were already doing that.

Matt: When we get a comments from members we discuss it. When we get a member comment, we bring it back to the board and address it.

Dave Spicer: Outside of A/C privilege. what are the key issues still pending on the lawsuit?

Matt: The key issue, what we have talked about is Intentional Infliction of Emotional Damage and the desire to be compensated for that.

Q from Zoom: Reiterate how homeowners without a vehicle. How do they get brush to the site?

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

Q: Heidi and Grady Auvil: when will we be discussing reserve study findings and funding model?

Matt: Expect it in late June or early July board meeting. There will be an announcement for when those meetings are set.

Q: R. Hanzelka: Mail only members; how many have you had contact with. The two members with non-payment, have you had contact with them? For mailing members, maybe they have not been here for a long time, and they are not contactable? Out of those 40 how many have you contacted and of the 2 non-payments, have you had any phone interaction with them or actual back and forth contact with them.

Matt: When is the last time we spoke with the mail only folks? Within the last 90 days.

R. Hanzelka: All of them?

Matt: Yes, Notably, there was a typo on the mail only ballot, Mandy or I had to reach out to all of them regarding the typo. We either left a message or talked to them.

Additionally, going back to last years vote of not being confident that the contact information was who they said they were, (13 people) we have made actual contact with contact.

R. Hanzelka: Can we charge them for the mailing fees?

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

Matt: 2 members who have non-payments. Contact has been made. Hierarchy on State Reg standards: They must be 60 days past due. They have 30 days to pay their bill, another 30 days after that. Mandy has specifically reached out to each member roughly every 2 weeks. We have now sent certified letters. This is a 90 day process before we move to the point of shutting off water.

Q: Kim Diener: Becker property located?

Matt: On Kinnikinnick drive. Hang a right at the fire station and you will see it on the left hand side away from the fire station on the left hand side.

Q: Walheim: Is this a question and comment period?

Matt: Yes.

C: Walheim: As plaintiff I had no idea that this was holding up the case; this is news to me. We have no idea why the mediation got cancelled, and had plans to stay the night. we lost money on that as we had 3 days notice with the dog and everything. It was cancelled on a Friday and it was scheduled for a Monday. Apparently we just got a new email requesting a new mediation. A lot of our emails have not been answered. As far as the emotional distress there has been no discussion about that, that is news to me.

Q for Dan: Do you know, I read the report online, that is great. Do you have a plan for the replacement for the asbestos concrete pipe? They should be coming to the end of their useful life.

Dan: All piping on the other side of the bridge and other side of the bridge is c900 or schedule80. There are sections all over the area that have been replaced with plastic pipe. The reserve study that we did, we went through all the footage. As to what is each type of pipe there is. Without having the map in front of me, I can't tell you. The Asbestos concrete pipe most of the time has a 80-100 years for longevity. That being said, It is concrete pipe and is very durable, but fragile if you hit it with a backhoe. In the reserve study it says how much we have in feet and the longevity of the pipe.

Matt: We have just a shy of 8 miles of pipe, not all of it is asbestos concrete. The plan to replace the pipe is notional. We have to find out which funding sources are available, which we are doing now. First step is funding it. Right now, is in coordination with the pipe going across the bridge.

Second, those are pretty reaching statements when it comes to litigation and we will leave it at that.

C: Michelle Brown: After having spent a lot of time on financials and personal concerns adequate reserves for repairs or replacing an ailing water system. I don't know if these are adequate options; but often as a reader of financial statements I will look to see if there are other assets that can be used in the event we need a large chunk of funds, if we can take a debt against the water system, land or sell the land. I am deeply concerned about legal fees and insurance. 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.

Matt last new business item:

We received a letter dated March 4th 2025 from the Dept. Of Ecology regarding SO8 well that was drilled 2018. The letter states that we did not fill out our initial paperwork properly and we will have to reapply to have SO8 well covered under our surface water rights. It took several calls and emails to find out how to move forward. The moving forward is that the application goes to Chelan County Water Conservancy Board. Then it goes to the Dept of Ecology for final recommendation. It took them from 2018-2025 to get back that response from the Dept of Ecology. We will re-engage and resubmit that paperwork. The Dept of Health recognizes our well and recognizes it as if it is part of our regular system. The water is still coming out correctly.

Q: Can we keep using the well?

Matt: As I understand it, Yes.

Q: Do we have an indication as to why it was brought up now? Dept. of Ecology never got back to us, but the Conservancy Board Approved everything. We went through the process properly. It was the Dept of Ecology who never got back to us. Why now?

Matt: They are backlogged, just getting to it. The initial was because it is a new well that wasn't on the initial. As we regard our water system, we are under a surface water right as that is our original right because our water is affected by the river. In 2008, The original 6 wells went from true surface water taking it from the river to ground water effected by the surface water. We have to add it as if it is a whole new entity, not just changing the designation. That is how it was explained to me. Talk to me in about 3 weeks and I will have a better explanation as I get further into this. The Water Conservancy Board has people that will help us walk through that.

Covenants, By-laws, audit, motion:

Matt: Has everyone online and in the audience cast their ballots?

9 online, 91 absentee, Less than 50 ballots turned in. We do have enough ballots for a quorum for audit and board member votes, but not enough ballots to vote on the bylaws. Per state law, if the association does not receive enough ballots to vote to establish. The board can vote to extend the vote not to exceed 11 months. Sufficient number of votes to approve or pass is 51% per bylaws and current statute. We do not have the 157 ballots to approve. Matt puts up a recommendation that the board makes a motion to extend the time to return ballots. Lance makes motion to extend the time through the fall meeting. Judy seconds. Motion was amended to 7 days prior to the fall members meeting to tabulate ballots, Judy seconds. Ballot submission has been extended to 1 week prior. If the board votes to extend ballot process (unless the owner revokes it) the vote stays valid. No re-vote is necessary if you have already voted. The reason for continuing forward is nothing is changing on the by-law update. We have had multiple review and question/answer sessions, we only need more members to vote for or against the update. Board approves motion.

Matt: Both votes for audit and board members will move forward today. We will have an answer later today.

Natt: Many thanks for Roger Thomas and Bob Barr, long time board members. Thank you for your years of service to the community.

Motion to adjourn by Kevin Stavang second by Mike Boreman, approved

Adjourned at 12:37PM

Meeting Minutes taken by Mandy Stocker


Mandy Stocker (Oct 1, 2025 10:56:28 PDT)

Chiwawa Communities Association
Post- Annual Member Meeting Board Meeting
2561 Cottonwood Lane, Leavenworth, WA 98826
April 26, 2025

Matthew Oaks	President
Lance Jones	Vice President
Tami McKee	Secretary/Treasurer
Dave Lowrie	
Lance Jones	
Kris Jones	
Sonya Kraski	
Mandy Stocker	
Bunk Bunkleman	

2:40 pm called to order

Board Members Bunk, Mandy, Kris, and outgoing Roger Thomas counted ballots to ensure confidentiality: Lance Jones, Tamara Mckee, and Sonya Kraski received the most votes and were notified of their election to the board.

Tamara, Lance, and Sonya (via Zoom) returned to the Rec Club to continue meeting.

Comments:

Mandy: Wonderful guest speakers, Michelle Brown was amazing giving her financial presentation.

Lance: We need to have a good order of discipline, possibly sergeant at arms.

Matt: President, VP and Secretary/Treasurer terms must be picked as they are 2-year terms.

Matt is willing to continue with his Presidency for the remainder of his term.

Mandy will not be re-upping for secretary/treasurer.

Tami offered to step up as Secretary/Treasurer, and Mandy and Tami will start the formal turnover process.

Lance is willing to take over Judy's position as VP.

Voted approved: Judy Motioned, Bunk Seconded

Matt -President; Lance -Vice President; Tamara -Secretary / Treasurer

Matt: Since we extended voting on Covenants and Bylaws, the goal is to get 309 possible ballots from the community. We have until 7 days prior to the fall member meeting to gather ballots.

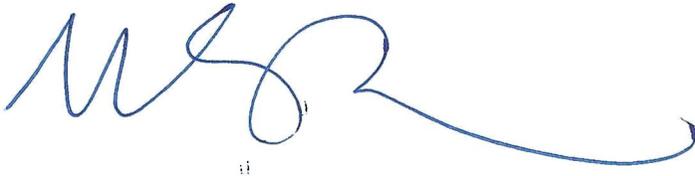
Mandy: Meetings and food; Can we set new meeting times?

Board reviews calendar and selects May 31, 2025, 10 am at the Water Building, June 21, 2025, 9 am at the Water Building, July 19, 9 am at the Water Building, and August 9, 2025, 9 am at the Water Building. The Water Building address is 2651 Cottonwood Lane, Leavenworth, WA 98826

Judy motions to adjourn, Lance seconds. approved

Adjourn 3:30 pm

Minutes taken by Mandy Stocker

A handwritten signature in blue ink, appearing to read 'Mandy Stocker', is written over the text 'Minutes taken by Mandy Stocker'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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 INFORMATIONAL 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

A handwritten signature in cursive script that reads "Tamara McKee".

Chiwawa Communities Association
21 June 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	
Bunk Bunkleman	
Judy VanEyck	(Absent/Excused)
Sonya Kraski	(Absent/Excused)

Meeting called to order at 9:00 AM by Matt Oaks

There were 4 members in attendance: Sarah Weese, Mike Stanford, Stuart McKee (Zoom), Heidi Auvil (Zoom)

Lance motioned to approve meeting minutes from the May 2025 Board meeting, Kris seconded. Approved

Water system update: Water usage is averaging about 170,000 gallons a day. New updates to the electrical system is holding for now even with continued power outages. VOC and Coliform testing are coming up and we will have the budget to conduct them. Batteries for the meters are about \$23,000 for materials but are time consuming to install at about 45 min/meter. Battery life of current meters is 10 years, and new ones will be 15 years. The decision to order all at once or order and install a few per year needs to be decided (we currently have 341 lots on meters). Actions for heat warning – one meter was shut off but had to be turned on during the warning, everyone else is paid up and current.

Treasurer's report:

Cashmere Valley Bank

- Checking: \$36,000
- Capital Reserves: \$21,170.30
- Savings: \$30,620.09
- Mosquito Fund: \$3,508.98
- 7 Month CD: \$27,500.71
- 7 Month CD: \$105,009.54

WAFD Bank

- CD: \$250,000

\$52,000 was moved from the Capital Reserve account to the checking account in order to cover the cost of insurance. This was anticipated due to the shift of extra funds earlier to the WAFD CD account.

Old Business:

No board comments currently

We will be posting reminders on sandwich boards at each entrance of the neighborhood to remind members to vote for the By-Laws if they have not already done so.

Firewise: We received a grant to help with the removal and used \$1800 of it to cover trucking costs. We removed 29 tons of debris.

Bridgework: No updates currently

Independence Day Parade: Not a lot of community response yet so Tammy will send a reminder in email and post on Facebook. Bunk and Kris to help Mandy with set-up/clean-up

Insurance coverage and audit: Coverage for buildings has now been bound, however, water systems are still not covered due to our ongoing lawsuit.

Reserve Study: Due to Ms. Walheim's interference, we are still searching for a company to conduct our reserve study. Matt and Lance will reach out to firms.

Water System Administrator Contract review: Discussions moved to executive session.

Tax filing: all board members have received a copy of the taxes and had a chance to review. An email address has been found and corrected. Matt has presented it to the board and there are no further comments/corrections, so it will be filed.

Job posting: Mandy will research which platforms will be best suited for us to use.

S08 Application resubmission: July 10th will be the next meeting with the DOE so more to follow (we are not out of compliance at this time).

Annual report post-meeting community letter: The post-meeting letter has been uploaded to our website and hard copies for mail only folks have been sent out.

Bank account update: Signatures for new board members will be completed for Cashmere Valley Bank soon expect an email from Roxanne at CVB. Tammy and Lance will go to WaFd this week to complete the signatory process required for the CD account.

Emergency plan: This is a work in progress with more to follow. There is a copy on the shared drive.

Legal update: Mediation has been proposed; however, a list of demands has not been received from the plaintiff as of this meeting.

New business:

Street valve covers for the water system have been raised to road level (some were very recessed). Dan has taken the initiative to research what other districts have done (such as PUD) industry standards. Mandy asked if we had the funds to replace all the water meter batteries or if we should do a few of them each year. If we look at the difference of budgeted legal fees and subtract the cost of the batteries, it will leave us with an estimated \$25,000 that we can put back into reserves. We currently have 18 meters and if we order 40, then take the 8 we have warranties on it would cost us approximately \$7200 this year.

Member Questions/Comments:

Mike Stanford was the only community member with questions or comments:

- He agreed with the water meters being swapped out as part of a normal maintenance procedure.
- He wanted to clarify that the reserve study firms declining to work with us and the failure to obtain water system insurance is a direct result of the Walheim litigation (Matt answered yes).
- He asked what job is being posted (Community Manager position and water Apprentice).
- He asked if the Mosquito District has any day-to-day communication with us, (Matt answered no).
- He asked how much cash we have at our disposal (he was directed to the balance sheet passed out at the meeting)
- He asked if there is anything in the RCW's that delegates how we spend the reserve funds. Matt reserved the right to not respond to the question and Kris followed up with we will not/should not make any legal determinations, as we are not lawyers or judges
- He asked how much the audit will cost us, Mandy responded that \$2500-\$3000 is the estimated cost.

Lance made a motion to enter the executive session and Kris seconded.

Enter Executive Session at 10:18 AM
Reentered Board Meeting at 11:09 AM

A proposal is made to keep the Water Manager's contract compensation the same but add a clause regarding overtime compensation (total yearly compensation divided by 1200 yearly hours to find the hourly rate, then multiply the hourly rate by 2 to determine overtime hourly rate). It is also proposed to increase Velda's hourly rate from \$50 to \$60/hr.

Mandy motions to increase Velda's rate and approve the new Water Manager's contract clause for the overtime rate. Lance seconded the motion; motion approved.

Next meeting is scheduled for July 19th at 9:00 am

Lance made the motion to adjourn, and Bunk seconded.

Meeting adjourned at 11:18 AM

Meeting minutes taken by: Tamara McKee

A handwritten signature in cursive script that reads "Tamara McKee".

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

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

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

Meeting called to order at 9:00 AM by Matt Oaks

There were 2 community members in attendance: Community member Dave Volkmann was present. Community member Andrea Walheim entered the meeting at 10:01 AM.

Lance motioned to approve meeting minutes from the July 2025 Board meeting, Mandy seconded. Approved

Water system Administrator update: We are consistently using approximately 195,000 gallons of water per day (hot days around 212,000 gal/day). Herbicide results came back non detected. VOCs and nitrates tests are not back yet. The SO5 well main disconnect caught fire but has been fixed. A new panel was installed. Stops, starts and other information is being recorded for the next week. This may be related to the recent problems SO5 has been having, but it is not clear yet. 9 meters were replaced and 9 more will be completed with the inventory we still have.

Treasurer's report:

Cashmere Valley Bank

- Checking: \$31,484.42
- Capital Reserves: \$21,172.11
- Savings: \$4,038.50
- Mosquito Fund: \$2,859.25
- 7 Month CD: \$27,500.71
- 7 Month CD: \$105,372.04

WA Fed Bank

- CD: \$250,000

Invoices for the second half of dues have been sent out and we should be receiving the funds very soon. There are no large expenses the HOA is facing through the end of the year that we are aware of currently.

Old Business:

Board comments—Sonya inquired whether selling the Becker property outright has been discussed and Matt stated it has and gave the history of how the community came to own it. Judy explained how the county claims it a buildable lot is. However, it includes a portion of the county road, and this is also part of the reason we need a boundary line adjustment (we are being assessed for a portion of county road). We would also have to update the covenants and provide water to it if we did create a new lot from the property located between the Jones and Stanford properties. It was agreed that we will take a deeper dive into this discussion at the November board meeting.

Covenants, By-Laws, member voting outreach—Matt and Sonya continue to reach out to members of the community who have not yet cast their ballots. 181 votes are in with 127 outstanding. We are hoping to get at least 250 for the final tally but optimally closer to 300 votes.

Bridgework—Chelan County sent an email stating we should receive 60% bid drawings by the end of August. Construction is expected to begin in 2027.

Reserve Study—Study was completed, and we did pay more than hoped to have it done, but we needed the study to build the budget for 2026 so a rush order was necessary.

Job Posting—Mandy is creating a HOA Manager and a Water System Apprentice template. Matt will be reaching out to a Wenatchee company as an option to manage the association. To bring on a water system apprentice it will cost 55% of full-time compensation plus training which would be approximately \$107,000. This will be taken into consideration when we build the 2026 budget. **Board concerns—**what if we pay for this knowledge and then they leave for another position. To help protect us from this, we could draw into the contract that they would work for us or pay back the funds invested. There is also the possibility of bringing in a candidate that is already qualified for the position. Additionally, the Department of Health mandates Dan give us a 1-year notice of vacating his position. There is also the possibility of bringing in a candidate that is already qualified for the position. The discussion is tabled until the November board meeting.

SO8 Application Resubmission—Aspect Engineering sent out a contract and it looks like we will have to go through a full resubmission and probably not be able to use much of the previously submitted material. This will be approximately \$20,000 and will need to be a 2026 budget line item. We will have to file a change, not a showing of compliance (which was previously done) with the Water Conservancy Board.

Legal Update—A motion to compel is going to be filed by the HOA lawyers because the plaintiff (Andrea Walheim) refuses to respond to produce a list of demands.

New Business:

Board Comments—Lance brought up the subject of dogs on leashes at the community waterfront. Chelan County laws state they need to be on a leash, and it was suggested we may need to post a sign stating this. Additionally, residents are becoming increasingly frustrated by non-residents using/abusing our waterfront access. Mandy has offered to pay for signs as a gift to the community at the waterfront and Becker lot. No action was taken now but the topic will be further discussed at the November board meeting.

Member Submission—Angela and Eugene Econ have claimed they been attacked by a possible pitbull mix on Sumac. It is known to be owned by the Borman family and Matt will reach out to both community members to reinforce county rules surrounding owner responsibilities of dogs.

Landscape Progress—The ditches are being cleaned, and Dan will continue mowing duties.

DNR Contract—17,000 gallons were sold to DNR for water sold during wildfire efforts. Our system was not overrun, and we will be receiving a check for \$893 from them.

Fall 2025 Member Meeting—If fire crews are still using the Lake Wenatchee Rec Club, Matt has tentatively reserved the Thousand Trails Lodge as a backup location. The agenda will be mailed out in the member packets.

Budget 2026—State laws are changing, and we will be having an audit every year now by default. If we follow the advice of the reserve study to become fully funded, the HOA dues for next year will be \$2661. This will probably not be approved by the members and will be a financial hardship for many. Lance made a motion to increase dues from \$1250 in 2025 to \$1500 in 2026 with lots with no water remaining at \$600. Mandy seconded the motion, approved. The new dues will be presented at the September members meeting for membership approval.

Member Questions/Comments:

Dave Volkmann asked, because our dues are high, should we pursue an opportunity with PUD to take over our system (or will they even want to take over our aging system)? Ms. Walheim responded she reached out to the PUD and said they said it would cost community members a \$15,000 hook up fee if we used them as an option. This information was obtained by Ms. Walheim without the board's direction, and the board cannot support or refute this quote.

Andrea Walheim asked if grants had been secured for the bridge construction, but she was told that until we get cost information from the county this will not be possible. She also drafted a comment letter pertaining to the Covenants and By-Laws vote and placed a stack of copies on the table for interested parties to read. Matt stated the deadline to submit comments was August 8, 2025, and Mandy re-read the letter to members sent out in the spring stating this information. Because it was August 9, 2025, she was told we could add it to the meeting minutes with a side note that the information she was submitting was late. She later rescinded it and took the documents with her when she left the building. She also asked about the leash law and how we were going to enforce it, Matt said no, not at this time. She then stated we should not harass "good" dogs.

Our next meeting will be the Fall Member Meeting. It is scheduled for Saturday, September 27, 2025 at 10:00 AM

There was no Executive Board Meeting

Matt proposed to adjourn the meeting, Sonya made a motion to adjourn, and Mandy seconded. Meeting adjourned at 11:26 AM

Meeting minutes taken by: Tamara McKee

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

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

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

Meeting called to order at 9:07 AM by Matt Oaks

There were 8 community members in attendance in person: Sharon Jones, Kym Jones, Duane and Kim Deiner, Stuart McKee, Andrea Walheim, Elizabeth Pollack and Jim Shortsley. There were 3 community members in attendance via Zoom: Jim Wright, Randy Pollack and Chuck Wotipka.

Lance made a motion to approve the pre-September, September Member Meeting and post-September member meeting minutes. Judy seconded. Approved in draft form that will be uploaded to the website for community consideration before final approval.

We currently have 3 financial issues to discuss before board proceedings.

1. The Mindt property currently owes \$1375 in dues and has blocked Matt's email and phone efforts to bring their account up to date. Certified letters sent via USPS have also been returned. Water was turned off and back on again during heat warnings this year and is currently off at this time. After board discussion Lance made a motion to send them two more letters (on unregistered and one registered/certified), Bunk seconded, approved. If they do not bring their account current after these efforts, we will initiate lien proceedings.
2. The Longs had a death in the family and there has been some confusion regarding who will pay their outstanding dues of \$1275. A certified letter will be sent out.
3. The Hamre family encountered confusion this year after they went on online receipt for their dues statement. While they did pay, they incurred a late fee in the process and mailed a check in with a letter to be reviewed by the board. Carol Hamre requested they be switched back to a mailed statement after all of the confusion and also requested their late fee be forgiven after 30 years of paying their dues on time. After board discussion, Bunk made a motion to refund their late fee, Sonya seconded. Approved.

Water System Administrator Update

Dan provided updates on water usage, PFAS testing, and infrastructure maintenance. Weekend water usage averaged 44,000 gallons, and weekday usage averaged 38,000 gallons, typical for this time of year. PFAS tests were non-detect for spring and fall, with a potential 3-year waiver for future testing. Testing is grant-funded; without grant coverage, costs are approximately \$1,500 per test. Dan described how the pipe in the water building has been recently wrapped with a protective coating to prevent corrosion caused from chlorine in the air reacting with the pipe. It will also improve longevity and reduce pipe sweating. The wrap project cost approximately \$800 in materials and involved primer application and installation of protective wraps. Additionally, flush stands were painted and marked for visibility.

Secretary–Treasurer Report

Checking: \$39,478.02

Savings: \$4,039.11

Capital Reserves: \$21,174.83

Mosquito Fund: \$1,125.62

CDs at Cashmere: \$134,342

CD at WAFED: \$250,000

A \$1,734 transfer from the Mosquito Fund to Checking for mosquito mitigation (ditch mowing and cleanup) was completed. The audit is nearly finished, with final requests being fulfilled. Results will be reported upon receipt of completed document. IT and cybersecurity improvements are being coordinated with Rob Fallon from 3 Sherpas in Leavenworth. Current goals will focus on clean up of email systems and improvements made to our website.

Nine refund checks for member dues overpayments were signed by two board members and are ready to be sent out. The projected reserve contribution for the year is approximately \$399,000. Current total reserves are \$409,601, roughly \$10,000 above expectations. The association is also preparing for a new state law requiring accrual-basis financial statements in 2026.

Old Business

The Snowman Competition will be held this year on Monday, December 29th. Mandy will be getting flyers out soon to advertise it to the community.

The SO8 application is ongoing and is in the public comment period. More information on the process to come soon.

Legal update; a trial is set for May and the work to find a mediator is ongoing.

New Business

Branch and pine needle drop-off is expected again in May, and we are hoping to get a Firewise grant to help pay for the removal of debris. pending grant funds. The board will decide on funding if a grant is not received.

Matt continues to look for a water system truck to replace the aging and broken truck we currently have. After much research, he presented a truck available for sale for \$75,000 and would require more to have it retro fit for the needs of our current and future water system

administrator. He has continued looking for used options but the options have been poor so far. Sonya asked if this is a line item budget item and Matt responded the purchase would come out of our reserve funds. Mandy stated she would reach out to her contacts to see if anyone may have a lead on a viable used vehicle.

We are sundowning LocalTel and have switched to 509 Fiber. Our telephone bill has been reduced since the switch and 509 Fiber will be running lines to our well houses in preparation to the installation of security cameras. We received confirmation of a grant for resource water protection. The grant will only pay for cameras that point at our well heads up to \$10,000. Any work required to install additional cameras would be our responsibility.

Member Comments

Theresa Platz asked if there would be a way for members who are selling their property to pay a set amount at closing for the reserve fund (essentially pre-paying a portion ahead of time for the buyer in the case of a future special assessment). The board had questions about the pros and cons of doing this, in addition if it can even legally be done. Further research would have to be done before any action is taken.

Questions have been circulating in the community regarding what should be done with the Becker property. Quick background to property—Orlan Becker approached Mike Stanford to purchase the property in 2015. Matt read 3 letters from community letters not in attendance stating their support to retain the property as part of the community (they are attached to the meeting minutes). The property consists of 2 parcels. A small sliver is bisected by Kinnikinnick Drive (proposed lot A) and a larger portion on the other side of the road extends to the Chiwawa River (proposed lot B). We are currently paying taxes of \$2200 on the sliver of land and it is essentially of little use to the community as a whole. A boundary line adjustment created a separate small piece of property along the Chiwawa River and that is where our well heads are located. After much discussion on how to best utilize the property, it was decided the first course of action would be to move forward with a certificate of exemption to separate the small sliver from the larger portion. Additionally, it was decided a community committee would be a good course of action to take into consideration the feelings of the community as a whole. Sonya made a motion that we move forward with the certificate of exemption to separate proposed lot A from lot B that may later at the approximate cost of \$2200, Lance seconds. Community comments were in favor of the action and there was no further community input. Motion approved. Lance proposed a Becker property community committee be formed, Sonya seconded. Approved.

Lance made a motion to adjourn the meeting, Judy seconded. Approved

Meeting adjourned at 11:02 AM, there was no Executive meeting
Meeting Minutes taken by Tamara McKee

