

Chiwawa Communities Association  
28 February 2026  
Board Meeting Minutes  
2561 Cottonwood Lane, Leavenworth WA 98826  
[chiwawariverpines.org](http://chiwawariverpines.org) | (509) 763-4309

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

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

There were 3 community members in attendance in person: Dave Volkmann and Jim Shortsle.  
There was 1 community member in attendance via Zoom: Stuart McKee

Kris made a motion to approve the January 2026 meeting minutes, Judy seconded; Approved

### **Water System Administrator Update**

Water use totals down from their usual amounts for this time of the year. It was speculated this was attributed to low snow levels (not as many people may be coming to use their properties that would normally be doing so for snow sports) and water leaks have been fixed.

Residents on Alder Lane were offline briefly while meters were repaired. The possible cause was due to a strain on the system from recent fire fighting activities of a house on Alder Lane. Asphalt and paving of the street will be completed after the snow melt and Matt has reached out to Lake Wenatchee Fire and Rescue to discuss possible insurance compensation to help alleviate the cost of repairs (about \$8000 to date). A fire soon after on Sumac has shown no damage to the water system and the Cottonwood wells did not have to be put into service as backups.

The water truck now has a roll bed for convenience and safety while it is in use. A roll cover will be installed shortly and a computer set up in the cab has been installed for drive by water meter reading.

### **Secretary–Treasurer Report**

Checking:	\$36,000.00
Savings:	\$287,676.57

Capital Reserves: \$121,073.05  
Online Store: \$100.00  
Mosquito Fund: \$1,125.78  
CD at WAFED: \$256,000

At the current time, we have approximately \$176,000 in uncollected dues. However, this includes members who have already paid their first half of their dues. \$56,000 of the amount is delinquent and outstanding members will be sent reminders shortly to help bring their accounts current.

The audit for 2024 has been completed and after the board has approved it, we will sign it and make it public for the community. The online store is almost complete with just a couple of back end connections to be worked out. As soon as Tammy completes this, she will put in a sample order to make sure all of the bugs are worked out before posting it publicly for the community.

### **Old Business**

Dave asked what the current status of the generator at the water building was. Matt responded it has dried out and will be serviced shortly to make sure it is in running order.

Matt asked if the board all had a chance to review the Mission, Vision, Goals and Strategies and if they had any questions or anything to add to it. No revisions were suggested so Mandy made a motion to approve the MVGS for 2026. Sonya seconded, approved.

There has been no responses to the manager position so Matt will be expanding the information to a larger audience.

The SO8 application (surface water to wells) is now in it's final phase with the Department of Ecology.

Current legal status—nothing has really changed. Ms. Walheim requested the audit findings but was advised by attorneys she would receive it when it was completed and out for community view.

The boundary line adjustment on the Becker property has been completed and parts A and B are their own parcels now. We will be looking for ways to incorporate Becker Park into the community and apply for a conservancy, or another way to alleviate the property tax burden we currently have with it.

### **New Business**

Board comments—none at this time

Member communication received:

- Ann Gabrielson called and volunteered to become part of the Becker Park Committee

- Email from Scott and Dorothy Baker-They inquired if their dues could be dropped to \$1500 to reflect they have a combined lot. They also requested their dues be put on a payment plan, due the 15th of each month
- Janet Cook has been paying for two lots with water, but one of the lots has not been turned on for use and wondered if she could be assessed instead for a property with no water. After discussion between board members it was decided if water is at the property, it should be assessed as such. Sonya stated as we update our water policy, we should look to include situations such as this that also tie in to our Covenants.

Matt noted, the City of Leavenworth charges \$1100 per year/meter before any water usage charges are added. This was a good comparison to make sure we are keeping in line with other utilities in the area and not overcharging our members.

Matt has submitted out neighborhood logos to the state for Trademark

There are 4 or 5 large trees in close proximity to the SO5 well. They pose a threat to the well head and a tree feller was contacted for a quote to drop and limb the trees (\$1500).

Dave inquire whether or not we will be receiving a grant for yard waste removal. Matt stated we just received notice we received a \$4000 grant, but we have not received final word on it's receipt. Additionally, we are still looking for someone to take over as the Firewise coordinator for our community. Information will be sent out to the members regarding this soon.

### **Member Comments**

Dave Volkmann made the suggestion that when invoices go out, maybe information on how much goes to reserves and how much goes to other operations be included. He also inquired why property taxes are paid on the Becker parcels and not our other community owned properties. It was discussed that we are looking into ways to alleviate that tax burden on the Becker properties now that the boundary lines have been adjusted into parts A and B.

Adjourn regular meeting and enter executive session 10:13AM To discuss a low impact business and enforcement policy, an updated water service and regulations policy, Mr Arthur's Backflow test, Janet Cook's request

Re-enter regular session at 11:26AM

There were no action items requirig a vote from the executive session. All conversations are working products on the table and no decisions were made.

Kris made a motion to adjourn the regular meeting, Bunk seconded

Meeting adjourned at 11:28 AM

Meeting minutes taken by Tamara McKee

