

Chiwawa Communities Association
21 March 2026
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 (Zoom)
Dave Lowrie	
Mandy Stocker	(Excused/Absent)
Kris Jones	(Excused/Absent)
Bunk Bunkleman	
Judy VanEyck	(Excused/Absent)
Sonya Kraski	(Zoom)

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

There were 3 community members in attendance in person: Mike Stanford, Andrea Walheim and Jim Shortsle.

Lance made a motion to approve the February 2026 meeting minutes, Bunk seconded; Approved

Water System Administrator Update

The water system has had a quiet 3 weeks, at times only using 23,000 gallons in a 24 hour period. An early snow melt may be keeping some community owners and renters away for now.

The water quality testing schedule came out yesterday for the 2026 year. We have a one year waiver on our PFAs test and will not have to do it again until 2027.

The pipeline estimate from Dickenson for the replacement at the end of Pine Tree and Riffle came in at \$5600. A galvanized line will be removed or a new line may be pulled through the old line if possible. We may be able to save \$1500 if this option is feasible. Additional money will also have to be spent for right of way permits.

Wray electric came out and serviced the generator and it is running well. A new battery and starter will be installed soon. We are looking for a base to raise it three feet to prevent any future flooding issues.

Installation started on the new cameras for wellhead protection grant from DOH. It is estimated they will be up and running Wednesday or Thursday of the coming week.

Dan will be performing end of line system flushing in early April.

Secretary–Treasurer Report

Checking:	\$36,000
Savings:	\$332,455.60
Total Reserves at Cashmere:	\$121,073.56
Mosquito Fund:	\$1,125.82
CD at WAFED:	\$256,000

Community members with outstanding balances on their 2026 dues have been notified with an additional reminder invoice and phone call or email. The online store is up and running. It was requested everyone take a look at the link Tammy sent out to go through the ordering process and report any glitches they may encounter. If all runs well, the link will be put up on our website for the community to use. While not fancy, the advantage of hosting our store on Printify is no extra fees are added to guest invoices and we do not have fees associated with website hosting.

Old Business

We have not received any submissions for board applications from community members. After seeking guidance from counsel to understand new laws put into place by WUCIOA, a blank ballot will still be mailed with a write-in option.

Sonya asked for clarification of the write-in process. Matt clarified members would be allowed to submit a name of a community member they would like to fill a board position. It would then be up to the community member whose name was submitted to accept the nomination.

The water policy contains verbiage changes as well as rules and regulations changes to supplement the By-Laws. At this time, no action is being taken and will be tabled until the next board meeting.

The SO8 application is fully submitted and we are waiting for DOE final approval.

The new water truck is waiting for the last modification of telescoping bed cover.

The bridge work engineering fees are estimated at this time to be \$10,000-\$12,000 to get to a 90% product. From there, the drawings will go out to contractors for the cost of the actual build. We are now able to reach out to see what supplemental funding we may be able to get for the project.

Legal update: There is no news on the Walheim case and Mr. Arthurs has still not provided us with the backflow documents.

New Business

No board comments

Matt stated our annual insurance reapplication submission will be completed this week. He also stated that ballots will be included in the packet of material being sent out to those who receive mail only communications for the upcoming members meeting in April.

Member comments: Member Mike Stanford asked if it would be cheaper for the generator to be enclosed in a concrete wall to prevent future flooding. Dan answered it would be put on a pedestal, He then asked who on the board was retiring and if the board could still function with only 6 members. Matt answered he, Mandy, and Bunk will not be seeking reelection and the board will continue to function while the empty positions are filled. Mike then asked if a letter would be going out to the members updating them on things such as the generator flooding. Matt stated yes, items such as these will go out in the post member meeting letter.

There were no other comments from community members

Matt asked for a motion to adjourn. Lance made a motion to adjourn the meeting, Sonya seconded.

Meeting adjourned 9:25 AM

Meeting Minutes taken by Tamara McKee

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