Chiwawa Communities Association
13 June, 2026
Board Meeting Minutes
2561 Cottonwood Lane, Leavenworth WA 98826
chiwawariverpines.org | (509) 763-4309

Lance Jones	President
Kris Jones	Vice President
Tammy McKee	Secretary/Treasurer (Zoom)
Dave Lowrie	
Judy VanEyk	
Sonya Kraski	(Zoom)
Sarah Weese	

Meeting called to order at 9:06 AM by Lance Jones

There was 1 community member in attendance in person: Mike Stanford. There were 2 community members in attendance via Zoom: Mahnaz Shiralian and Janet Alley.

Lance asked for a motion to approve the March 2026 meeting minutes. Kris made a motion to approve the March 2026 meeting minutes, Judy seconded; Approved

Water System Administrator Update

The underground work to tie power into the fisheries took three weeks but the road work has been completed. Current water consumption is steady at roughly 100,800 to 130,000 gallons per day, normal for early summer. This volume typically escalates to 230,000–235,000 gallons per day by August as temperatures spike. The camera security/surveillance installation is complete. Live tracking of the water tower interior, building, generators, and wellhead protection fields can now be accessed via mobile phone. However, Dan said that a physical drive through the community is still necessary to keep track of things. The Department of Health (DOH) was notified of project completion. Out of the total expenses, $10,000 is covered by grant funding (for the well protection sites), while the HOA will self-fund approximately $8,000 for the water tower camera assets.

Dan stated he recently conducted an 11 topic test and there were no detected amounts of anything that was tested. He is thinking this may give us a three year waiver until our next test. This test was $345 and the gross album test $175. There will be a herbicide test coming that will cost $125 and then the standard monthly coliform tests.

Dan will begin mowing the pond and local swimming area ahead of 4th of July for mosquito abatement. Following discussions about raising the generator to help eliminate future flooding of the unit, the board decided against an expensive custom-engineered steel platform in favor of utilizing quick, cost-effective two-foot concrete blocks. First Choice Electric will be brought out to disconnect lines so the unit can be lifted and structurally anchored to eliminate vibrations.

Secretary–Treasurer Report

Cashmere Valley Bank:

Checking:	$36,000
Savings:	$313,022
Combined Reserves:	$122,000
Mosquito Fund:	$1,125
Online Store:	$36

WAFED:
CD: $256,000

Tammy asked for recommendations for alternative FDIC-insured institutions or high-yield online banking options to migrate reserve allocations out of the primary savings account and maximize account safety. Sonya Kraski has a background working as a former credit union board member and offered to help in the search.

Our auditor and accountant have recommended formalizing an updated capitalization policy and suggested setting a standard industry threshold of $5,000 to define whether purchased assets are depreciated over an extended schedule or immediately expensed. Kris made a motion to adopt a new capitalization policy with a threshold of $5000 and Sarah seconded. Motion approved. Tammy will follow up by sending a new policy to the accountant.

Reserve study on-site evaluations have concluded, with Lance and Dan providing a physical tour of the property assets to the investigators. The finalized report is expected shortly.

Old Business
No board comments

Lance, Tammy and Kris had an initial consultation with the newly appointed legal firm of Martins and Associates, who will be handling the ongoing litigation against the association.

This year's neighborhood cleanup turnout was overwhelmingly large, partially due to independent property grants received by homeowners. An outstanding invoice from Winton totals $4,600 for removing five material containers. While the grant threshold is exceeded, the general maintenance budget item retains a buffer to help cover variances. Lance received a competitive cleanup quote from Mike Dickinson not to exceed $2,500. Dickinson will utilize an excavator to clear out the remaining accumulated vegetation and haul it to his local gravel pit to be safely processed/burned into organic topsoil. A motion was made by Sonya to hire Mike Dickinson for an amount not to exceed $2,500 to finalize debris clearing on the Becker property, Judy seconded, motion approved. Tammy will send out a reminder to the community to turn in their Firewise volunteer forms.

A reminder, gate code for the swimming hole is **3154**. Lance also moved the picnic table out of storage and it is now at the community beach area.

New Business

No board comments

Lance made a formal welcome to our new board member Sarah Weese. We are excited to have her and know she will be a great addition to the board!

A request was made by a physically disabled community resident, Andy Pedack, for permission to clear several overhanging trees situated on HOA property behind the water tower. Removing the trees will allow him to widen his driveway access to easily accommodate a large side-door handicap sprinter van. The resident will absorb 100% of the removal costs. Lance will perform a site visit with Andy to flag the exact trees with ribbons and confirm the scope before work begins.

Removal of high-risk trees situated close to the Chiwawa wells was successfully completed. The total negotiated cost to cut and haul out the logs was $15,000, plus an additional $1,500 to extract large debris. Small brush piles were intentionally left behind to avoid further haul-out fees.

We have a hiring committee to help fill Dan's water administrator position and Michelle Brown has volunteered to head it. With new laws governing HOAs coming into effect soon, our legal counsel highly advised us to hire a certified outside HOA management company, and a committee may be formed for the process of locating one. Sonya is heading the Becker Park committee and she has just had her first meeting with four other community members. Ann Gabrielson is on the committee with Sonya and had concerns about the park being located close to our Chiwawa wells. The committee along with interested neighborhood residents will meet at the entry gate at 8:00 AM on July 4th to walk the property and a follow up Zoom meeting will be scheduled soon after.

Tammy has sent in an application to the county for the Independence Day Parade and will be following up with them on Monday to see if they have received it. She will follow up with community announcements outlining the parade route and the potluck following the parade at the community beach.

Lance outlined the new meeting format as prescribed by WUCIOA (Washington Uniform Common Interest Ownership Act) that states that HOA boards must set aside a 15-minute resident open commentary block specifically regarding scheduled agenda items at the beginning of meetings (limiting individual input to 90 seconds).

The board revisited plans to sell the narrow piece of property between the Jones and Stanford properties. This would help mitigate property tax liabilities for the association and possibly help fund cash reserves. It was reinforced there would be no water provided to the property and the board discussed the idea that it should seek further independent value assessments of the property to insure no insider dealing or impropriety of the board while making sure the property is offered at a true fair market value.

Member comments:

Janet Alley requested inclusion on the Becker Park Committee and asked for the notes from the preliminary planning meeting to review prior to the July 4th walkthrough. Sonya Kraski confirmed she will compile the note and email them out once finalized.

Mike Stanford asked to be included in the Becker Park Committee as well. He asked about the new fire truck pushback that would be coming to Fire Station 92.. Lance noted the upcoming Fire Department Engine Ceremony is scheduled for Sunday at 3:30 PM. He also asked if the board intended to add members to reach its traditional nine-seat configuration. Lance clarified that based on attorney guidance, a seven-member board completely fulfills legal requirements and eases quorum thresholds (requiring 4 members present to vote). The board will probably remain at seven members until the regular spring elections.

A motion to adjourn the meeting was made by Kris, Judy seconded.

Meeting was adjourned at 10:15 AM

Meeting minutes taken by Tamara McKee

Tamara McKee