



CMCC BOARD MEETING
October 3, 2020

Present: Mark Jacobsen, Kathy Lawrenson, Scott Jackson, Kay Birkett, Bob Connolly, Micheal Skredsvig, and Doug Robinson; all CMCC 2020-2021 Board Members and Provisional Board Member Paula Berg were in attendance. Mark called the meeting to order at 10:06 AM. Mark asked each board member and Paula if they were willing to serve in the same board position as they had in the previous year. All members agreed. Positions for the year are: President-Mark Jacobsen, Vice President-Kathy Lawrenson, Treasurer-Scott Jackson, Secretary-Kay Birkett, Water Manager-Bob Connolly, Assistant Water Manager Doug Robinson, Road-Manager Micheal Skredsvig and Provisional Community Coordinator-Paula Berg. There was a discussion of whether Paula is to be considered a voting member. Mark granted her the status of voting member.

Secretary's Report: Kay presented the draft copy of the August 22nd board meeting minutes. There were some amendments: Doug was listed as both present and absent from the meeting. He was removed as present. There was correction and clarification on the discussion about the billing for those who have experienced a water leak. Scott moved the minutes be approved as amended. The minutes were approved. Kay provided the draft copy of the minutes from the September 6th Special Meeting. Scott moved and Micheal seconded that minutes be approved as presented. The motion passed.

Treasurer's Report: Scott gave his report. See attached for details.

Account Balances:

Banner Bank Checking Account: \$7,298.94

To Deposit:

Banner Bank USDA RD Loan Account: \$32,312.00

To Transfer to Checking:

Accounts Receivable: \$1,160.45 balance with 2 lots owing and an overpayment by 4 lots of \$70.86

Scott transferred the end of month USDA RD loan payment and the reserve payment into the account. Rob Matthews accepted the CMCC payment for the HDPE pipe.

Scott settled the account for the overpayment on Lots 1-2. The account for the new lot owner of Lot 46A has also been settled.

Water Report: Bob gave his report. There was a leak at the vault of pump station 1 on Lot 21. Bob found it came from an abandon water line that had never been properly capped. He capped and reburied it. The drain line was installed at vault 3 and the fire truck filling station installed at the pump house. Residents reported brackish water so the system was flushed. There is a tentative date to flush again in February or March, possibly after the monthly board meeting. We may decide to flush three times a year for next year. Scott suggested website posting of general informational resources for homeowners who are thinking about installing some kind of water filtration system. Bob and Scott will write something to help owners make informed decisions.

With the help of community volunteers, the temporary water bypass line was installed, activated, and successfully removed. Old CMCC waterline was replaced with new HDPE waterline completing our looped water system project. The county installation of the large culvert at Harrison Creek is also complete. The required samples for water quality were taken from the sampling station and results are expected soon. Board members who volunteered days of their time (Scott, Bob, Micheal and Doug) want to thank the community volunteers who helped them on this huge project. This includes Chris Chesley, Kelly Stockton, Chris England and William Corvin who volunteered to work for two days. The project was done on time and the road opened early.

Road Report: Micheal provided his report. He painted the water diversion bump across Mountain Drive with yellow road paint making it visible to drivers. If it is safe to do so, the extra paint will be stored in the well house. There was a brief discussion of possible solutions for storage of CMCC items. Micheal would like to have Jerry mow the ditches. Community members have been contributing to maintenance in the community by keeping side roads free of debris. The owner of Lot 18 repaired the damage on Park Lane as requested.

Ongoing Business: Paula provided an update of Part 2 of the annual meeting which closed on September 26th. Participation was very good. There were not as many residents who checked on water notifications she sent out. Scott provided door hanger notifications on water shut-offs for residents who would be affected by the shut-offs. Kathy volunteered to talk to one lot owner that has not yet provided a contact. There was a discussion of what we could do to get additional participation. Paula is now aware of a new internet tool that is set up specifically to be used in meetings like our annual meeting and she suggested it could be useful in the future. Kay, Paula and Mark will work on wrap-up correspondence to go out to every shareholder.

New Business: Bob would like to clean out the debris that is clogging drainage ditches on Linda Lane. He will talk to his neighbors to let them know what he would like to do and why it needs to be done. The board agreed that this project is necessary and should go ahead. The next meeting will be October 31st at Bob's house at 10 AM. The meeting was adjourned.

Kay Birkett, CMCC Board Secretary

Board Approved on October 31, 2020