



CMCC BOARD MEETING
January 23, 2021

Present: 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 Community Coordinator-Paula Berg. All board members were in attendance. Mark called the Google Meeting to order at 10:04 AM.

Secretary's Report: Kay presented the draft copy of the December 2020 meeting minutes. Bob moved the minutes be approved as presented. Kathy seconded and the motion passed. There was no additional business.

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

Account:

Banner Bank Checking Account:	\$1,510.15	To Deposit:
Banner Bank USDA RD Loan Account:	\$13,301.00	To Transfer from Checking:

Accounts Receivable: \$52,997.47 for January 2021 billing for water service, dues, meter clearing fees and USDA RD Loan assessments for all lot owners. There was prepayment of \$3,309.86 by 7 lot owners, leaving an open balance of \$49,687.61. Our dues for 2021 went up \$3.00 from \$240.00 to \$243.00 every 6 months. The increase is based on the yearly Cost of Living Index for the area. Scott changed the internet carrier for the water system from Wave to T-Mobile, which resulted in a savings for the community.

Water Report: Bob gave his report. The meters were read on January 3rd. A possible leak was discovered on Lot 7W. Scott sent them an email asking them to check for a leak since the indicator on their meter was spinning and our daily water usage was above average. The owners on Lot 7W will submit further repair documentation to the board. Our average water usage has returned to normal usage of 10,000 gallons per day. Scott reported a 1.05% calculated water loss on the system. This included 2 system flushes and a leak from a failed blow-off valve. Paula said she will post "Conserve Water" notifications when the power goes out for extended periods. Another flush is scheduled in the next several weeks. Paula will post a neighborhood notification before the system is flushed. Scott wanted to clarify what he considers additional charges for meter clearing fees. He does not consider clearing dirt and debris from around or inside meter boxes. He considers clearing tangled, overgrown brush or other obstructions that prevent meter readers from accessing a meter to be an additional charge. The board agreed with this.

Road Report: Micheal gave his report. The recent extreme windstorm left a lot of fallen trees and power outages in the area. There is still work to be done to remove what has fallen but all the roads are clear. Officially, it is the responsibility of lot owners to clear debris that came from trees on their property. Micheal blew off the gravel on the water diversion bump on Mountain Drive.

Old Business: The Blanchard Edison Water Association contacted CMCC with regard to extending their water system to connect additional water users on Flynn Road in Blanchard. The area is currently designated as part of the possible expansion area for the CMCC water system. It would be difficult for CMCC to provide water to users on Flynn Road. The Blanchard Edison Water Association requested CMCC remove the area from our service area so they may include it in theirs. Mark has signed the requested documents and we will receive a final report. CMCC will incur no cost; the installer will pay all required fees. Bob requested copies of DOH, CMCC documentation and Blanchard Edison reports when they are available. There was no additional business. The next board meeting will be on February 27th at 10 AM. Paula will set up the meeting and send out notifications. The meeting was adjourned at 10:37 AM.

Kay Birkett, CMCC Board Secretary

Board Approved on February 27, 2021