



CMCC BOARD MEETING

June 26, 2021

Present: President-Mark Jacobsen, Vice-President-Kathy Lawrenson, Treasurer-Scott Jackson, Secretary-Kay Birkett, Associate Water Manager-Doug Robinson, Road Manager-Micheal Skredsvig and Community Coordinator-Paula Berg. Water Manager Bob Connolly was unable to attend. All other board members were present and Mark called the meeting to order at 10:08 AM.

Secretary's Report: Kay provided the minutes from the last board meeting from May, 2021. There was a correction: the county will chip seal Colony Road this year. Doug moved we approve the minutes with the correction, Kathy seconded and the corrected minutes were approved.

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

Account Balances:

Banner Bank Checking Account: \$26,359.43 **To Deposit:** \$700.00

Banner Bank USDA RD Loan Account: \$15,201.00 **To Transfer From Checking:** (Lot 31 pre-paid)

Accounts Receivable: \$7.59 outstanding with 2 lots owing and an overpayment of \$1,385.88 by 8 lot owners.

Water Report: In Bob's absence, Scott updated the board with a water report. He sent out the 2020-2021 Water System Consumer Confidence Report to all lot owners. It went out by mail but next year we will use a combination of email with regular postal mail for those who have no email access. The meters are scheduled to be read on the weekend of July 3rd. Scott provided the teams with their reporting forms. Bob and Scott would also like a few meter readers to roll up the 2" water line left over from the Harrison Creek repair last year. This will take place right after the meter reading is finished.

Road Report: Micheal gave his report. In preparation for meter reading, the side roads have all been mowed. The county replaced the damaged culvert at the intersection of Colony Mountain Drive and Wood Road.

Community Coordinator Report: Paula gave her report. She sent out notifications regarding Asplundh tree trimming along the main road and side roads. She has also posted notification about the meter readings next weekend along with a request for residents to clear brush from the area around their meters. She also posted an update of the current CMCC map. In the last 3 months our website has averaged 24-36 visitors each month. Paula has a draft "Welcome" letter for newcomers. She and Scott will work on completion new forms so they will be ready to send out. Mark has authorization to approve any documents that might need approval.

Continuing Business: Earlier this year Blanchard Edison Water Association was asked to provide water to lot owners along Flinn Road. The 6 lots are currently located within the CMCC water service area. The board agreed to go ahead and relinquish that portion of our service area to BEWA. CMCC has already provided BEWA with the required documents for the transfer. CMCC is required to post a notification of this transfer to our water users and ask for comments. There was a discussion about how to best accomplish this. Paula will send out a notification and give CMCC lot owners a chance to comment on the proposed adjustment either online, by mail or by using the community comment drop box at the well house. She will include a "must be received by date" with the notification.

New Business: Bob will provide Paula with state guidelines for emailing residents of any changes made to our CC&Rs. This will make it easier to update community members. Some time ago CMCC provided Micheal with 100' of 2" water line which was excess CMCC inventory. There was a discussion of how much to charge Micheal. Scott moved we charge him 50% of the purchase price of \$2.10 which would be \$105.00 for 100'. Doug seconded and the motion passed. We discussed the upcoming 2021 Annual Meeting. The board liked the idea of a hybrid meeting with documents sent out electronically ahead of time and possibly a block party or gathering at the Blanchard Community Hall where shareholders would have the ability to voice their opinions and questions at a community gathering. We will continue the discussion at the next board meeting. Doug Robinson who has been our assistant water manager is resigning from the board at the end of this board year. He will still be available to volunteer for projects. We all thanked him and Elise for volunteering in the community. The next meeting will be at Micheal's house on Saturday July 17th at 10 AM. The meeting was adjourned at 11:02 AM.

Kay Birkett, CMCC Board Secretary

Board Approved on July 17, 2021