



CMCC BOARD MEETING
October 16, 2021

Present: Mark Jacobsen, Kathy Lawrenson, Scott Jackson, Kay Birkett, Bob Connolly, Micheal Skredsvig and Paula Berg. Mark called the meeting to order at 10:03 AM. All recently elected board members for 2021-2022 were in attendance. Scott moved Mark be elected as president for the upcoming year. Kathy seconded; motion was unanimously approved. Mark called for election of other officers and asked each board member if they were willing to serve in the same capacity as in the previous year. All members agreed. Bob moved all board members retain their previous positions for the next board year. The motion was seconded by Scott. The motion passed and the Board of Directors will be as follows: President-Mark Jacobsen, Vice-President-Kathy Lawrenson, Treasurer-Scott Jackson, Secretary-Kay Birkett, Water Manager-Bob Connolly, Road Manager Micheal Skredsvig and Community Coordinator-Paula Berg.

Secretary's Report: Kay presented the draft meeting minutes for the board meeting on August 21, 2021. The minutes were approved as corrected.

Treasurer's Report: Scott gave his report.

Account Balances:

Banner Bank Checking Account: \$71,637.95 **To Deposit:**

Banner Bank USDA RD Loan Account: \$15,185.00 **To Transfer from checking:** \$20,923.00 for the November USDA RD Loan payment and required reserve amount and includes \$23.00 for bank fees to April 2022.

Accounts Receivable: \$524.01 with 1 lot owing. Four lot owners have overpaid \$761.06. There was a discussion about the unpaid amount on the 1 lot owing. Due to Covid-19 state moratorium on assessing late fees, we have not assessed any for the owner. Scott will send him notification of a 2-week shut-off date by sending a certified letter on Monday and also one in regular mail. Bob will call him to discuss the outstanding bill.

Water Report: Bob gave his report. The owners of Lot 13 are in the process of building a new house and contacted CMCC for a new water hook-up. They dug the line and stopped at the meter. Scott replaced the old setter while the trench was open and Micheal helped with the installation. They found a leak on our side of the meter, got the correct parts and contacted those on Park Place regarding a temporary water shut off. The repair was completed. The owners of the lot have decided the overhead utility wires will remain in place, as is. A lot owner contacted CMCC asking about when the water would be chlorinated. The water system will be flushed, not chlorinated, this weekend. Paula will post a community notification on the internet. The monthly water usage has been normal at 12,000-14,000 gallons per day.

Road Report: Micheal gave his report. He intends to do some upcoming road work as weather and his schedule allow. He will blow leaves off Mountain Drive and work on drainage trenches on areas of both Pond and Mountain Drive. Scott will sign up for location services; permission lasts for 45 days. Bob and Scott will do ditching, and reevaluate the fix after we have had more rain. We decided to not do any additional mowing this fall but blow off the leaves instead. After the digging is complete the team will put down straw in the open areas.

Community Coordinator: Paula gave her report. She provided each board member with copies of her notes on all parts of the annual meeting. She will be compiling a wrap up to be sent to all lot owners. There were 39 participants in Part 1 and 32 in Part 2. Both numbers represent more than a quorum. In Part 2 there were two comments on the single motion presented in Part 1 and one proposed amendment to this motion. In order to proceed, the amendment needed a second from the board. The board declined to second. The motion was passed by the membership in Part 2 with 2 abstentions and one "no" vote. Since the membership voted to accept the motion as written the motion will stand as "passed." Bob moved the board research, delineate, define and expand on this motion to be presented to the community at a later date. This would include any comments and feedback the community would like the board to consider. All

shareholders are welcome to submit comments. Scott seconded and the motion passed unanimously. The original motion was written with the intent of mitigating unnecessary risks to our community. Any new motion is not allowed to change the intent of that policy. The community is encouraged to mitigate potential risks by documenting observed risks and at least two community members should call local authorities. The board will continue to evaluate the results of this annual meeting at future board meetings.

New Business: The next board meeting will be at Bob's house on Saturday November 20th, 2021. The meeting was adjourned.

Kay Birkett, CMCC Board Secretary



Board Approved on November 20, 2021

Instead of a regular Board meeting on September 18th 2021, a CMCC Special Meeting was held to discuss the results of Part 1 of the 2021 Annual Meeting. The information and board discussion are included in the 2021 Annual Meeting Summary posted on the colonymtncc.org website, or request a paper copy (360) 303-7353. KB