

**Crumbacher Estates Owners Association**  
June 28<sup>th</sup>, 2010 – Association Meeting Minutes

**Call to Order**  
7:05 P.M.

**Present:**

Doug Hale - President  
Rod Moore – Vice President  
Rennie McCormick, Darren Schmidt - Directors

Association members in attendance: Terry Loisel, David Birkholz, Gene Doner, Darlene Gavin, Rick & Marilyn Baldwin, Warren Bunger, Dan Smith, Rick & Lindy Weber, Nancy Draggoo, Emily Hale, Brock Sutton

**Purpose**

The purpose of this special association meeting was to review and discuss the Crumbacher Estates Water Right, and to evaluate the potential benefits and drawbacks of a proposed modification that has been offered to the Association by the Washington State Department of Ecology.

**Materials**

A handout was provided to all attendees, which contained the following:

- A PowerPoint presentation entitled "Understanding the Crumbacher Estates Water Right"
- A copy of the current Certificate of Water Right, issued March 12, 1973
- An email, dated February 1, 2010, from John Kirk, Department of Ecology, regarding possible modifications that could be made to the Crumbacher certificate

Copies of this handout can be obtained from Doug Hale upon request.

**Discussion**

Doug Hale opened the meeting by presenting the information contained in the PowerPoint slides. Members provided feedback, questions, and concerns as the presentation proceeded, as follows:

- Crumbacher has not been using its full water right of 770 gpm, and with current pump limitations can only produce about 480 gpm. This jeopardizes the unused portion should Ecology ever perform a usage audit.
- A suggestion was made that an addition to the bylaws or covenants should be made prohibiting the movement of any portion of the Crumbacher water right outside of the association boundaries.
- The Hales were asked if their desire to transfer water was generating this proposal to modify the water right. Doug agreed that it was, because currently any attempt to transfer water within the association would require the signature of every lot owner in Crumbacher and Pine Cone Estates, as well as a usage audit by Ecology, and that this modification would eliminate the need for both requirements.
- One member asked where the repeated complaints about over-watering are arising from. The explanation was that, while our water right does not restrict individual users as to the gallons per minute they are using, or how many sprinklers they are running, this unwritten policy (10 gpm or 3 sprinklers) has been used as a guideline to keep the pump from overheating during heavy summer use.
- It was suggested that it might be beneficial to develop a written policy to this effect, so that it is clear for everyone.
- The question was raised as to whether or not this proposal had been reviewed by an attorney, with regard to such issues as property owner rights and appeals, Board authority, and the implications to our by-laws. This has not yet been done, and negotiations with the board would need to take place as to whether this cost should be borne entirely by the Hales, or whether there is enough benefit to Crumbacher members to warrant a separate review by an attorney representing the association.
- The issue of outdoor watering during the day was brought up. This is an inefficient use of the association's water because so much of it evaporates during hot weather, and it was recommended that watering occur only at night when possible. It was pointed out that this is not a stipulation of the water right, but is a consideration in light of the limitations of our current pumping system.
- It was suggested out that the overloading of the water system during the summer is in large part brought about by the watering that occurs on lots that do not have irrigation rights. Doug suggested that while there are a few larger lots that are watering without a legal right, his own included, the majority of the lots in Crumbacher are not exceeding their allotted ½ acre of outdoor lawn and garden, and that the system is undersized for what should be made available. However, in order to meet the demand and pump the full water right, we would need to reconfigure the pump system, and utilize the reservoir during the irrigating season.

When no further questions were brought up, Dave Birkholz made a motion to adjourn.  
Seconded by Terry Loisel. All were in favor.  
Meeting Adjourned at: 8:14 PM

**Please feel free to provide additional feedback or comments to the board members.**

  
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Douglas Hale, President

  
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Rod Moore, Vice President