

Crumbacher Estates Owners Association

July 26, 2010 – Board Meeting Minutes

Call to Order: 7:06 PM

Present:

Doug Hale - President
Rod Moore – Vice President
Ken Radford – Secretary /Treasurer
Rennie McCormick, Darren Schmidt – Directors
Brock Sutton - Member

Amendments or Additions to Agenda

- No amendments were offered
 - **Motion by Ken to accept agenda as proposed.**
 - **Seconded by Rod. All were in favor.**

Approval of Minutes

- Reading of the minutes from the previous board meeting was waived.
- Rennie stated that an association member expressed concern regarding the disclosure of names in the minutes of anyone who expressed comments or concerns at a board meeting.
- Discussion took place as to whether or not it should be considered appropriate to include the names of those offering statements or opinions at board meetings.
- Most felt that, while privacy or anonymity might be prudent in certain instances, and while the names of those making statements in general discussion would not necessarily require disclosure, board meetings are an open forum and thus the inclusion of the name of the author of any motions, seconds, or other documented requests or opinions would be appropriate.
 - **Motion by Rennie to approve minutes as written.**
 - **Seconded by Darren. All were in favor.**

Water

- Operator report – Rod/Doug
 - Reservoir flushing
 - Rod reported issues on bearing failure of 10-hp pump.
 - Issues with new pressure relief valve were also noted. Doug reported he had obtained another valve.
 - Pump repair
 - Bids from Omak Machine were discussed. Some concerns of price and availability were noted.
 - Doug stated he would contact Rick Holder to see if he might be able to assist with repair.
- Certified operator contract
 - Reviewed initial Service Agreement as offered by Carl Behrent.
 - Basic contract requirements by Department of Health were discussed.
 - Additional system-specific language to contract was also discussed.
 - Further discussion took place in regards to water planning
 - **Motion by Ken to add additional language as discussed and send it to remainder of board for review.**
 - **Seconded by Rod. All were in favor.**
- McNair requests
 - New street parking area for use by water operators.
 - Discussed the construction of on-street parking area within the association's water system easement. This would eliminate the possibility for damage to the McNair's landscaping.
 - McNairs agreed that current access was still available if equipment were needed for servicing pumps, etc.
 - Rock lined discharge pit.
 - Current pit needs to be enlarged, and is somewhat of an eyesore.
 - Discussed increasing the size and adding ballast rock to the pit.
 - Item was tabled for another time, after costs of parking and pit improvement are known.
 - **Motion by Rod to obtain bids for parking area construction and pit improvement.**
 - **Seconded by Rennie. All were in favor.**
 - Fencing around well
 - Fencing at well to reduce noise.
 - Discussed construction of two short sections of board fence immediately around the well to reduce the sound level at McNair home.

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- Appropriateness of expense to association to benefit only one member was raised, and suggestion was made that perhaps McNairs could share some of the cost if a fence was constructed.
- **Motion by Rennie to table discussion on fence until a later date.**
- **Seconded by Darren. All were in favor.**
- Survey of easement corners
 - Presentation and discussion of bids from NCW Land Surveying and Charlie Newell.
 - **Motion by Rennie to proceed with corner location, using NCW Land Surveying.**
 - **Seconded by Darren. All were in favor.**
- Attorney review of proposed water right amendment
 - Doug requested that the association consider bearing part of the cost of the review, as the proposed amendment appears to have benefits to current water right holders who may wish to sell or lease, to current irrigators without rights who may wish to purchase, and to the association, which could lose water rights in an Ecology audit.
 - **Motion by Ken that Doug proceed with the legal review at his own expense, and bring a request for reimbursement to the board for further consideration at a later date.**
 - **Seconded by Rod. All were in favor.**

Finances

- Treasurer's report
 - Balance sheet as of July 26th was reviewed.
 - Balance sheet & income statements for June were also reviewed.
 - It was also noted that the Income Statement for June was helpful to create the budget analysis & proposals.
 - Review & clarification of member invoices and statements.
 - Invoices are now being generated on the first (1st) of each month for the upcoming month.
 - Statements are generated "mid cycle" (i.e. in the beginning of "the 2nd month).
 - Because of this prospective invoicing, an adjustment has been made to future invoicing to reflect a 60 Day due date (30 during month of service, followed by a 30 day grace period for payment). This method will prevent charges from the first month from showing as "Past Due" on the statements.
 - Our President and Vice President now have online "view only" access to our accounting.
 - Any questions regarding invoicing, statements, or other accounting-related questions should be directed to Ken (826-1977).
- Budget analysis
 - Doug and Ken presented a proposed budget. It was noted that, due to the need to hire our new certified water operator, an immediate increase in water assessment would be necessary.
 - In order to maintain the same level of income as in previous years, it was noted that a water rate increase of \$10.00 per month would be needed.
 - A six-year budget plan is a requirement, as a part of the mandatory Small Water System Management Plan.
 - Doug and Ken described the effects of various future water rate increases in the six-year budget they had developed. It was felt that further review and discussion on these proposed future scenario amounts would be warranted before ratifying the six year budget. Doug and Ken will bring further information to the next meeting.
 - **Motion by Rod to make an immediate water rate increase to \$35.00 per month, beginning with the August 1st, 2010 invoicing.**
 - **Seconded by Ken. All were in favor.**

Roads/Infrastructure

- Update on sign repair
 - Darren has obtained necessary materials, and will complete installation when temperatures are cooler.

Association Issues

- Update on membership voting
 - Darren will be getting further information from the attorney tomorrow, and will present this at the next meeting.
- Mission statement
 - Ken presented a draft document expressing what to expect in terms of conduct and purpose from our board.
 - All felt that the points outlined were valid and useful, but needed to be condensed into a short Mission Statement. Ken agreed to work on and present another edited draft.
- Bylaws review & timetable

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- Discussion was held as to the best way to proceed with editing of the bylaws.
- Rod suggested taking one or more sections per month until complete.
- Each board member will review Articles I through III, and bring proposed changes to the next meeting.
- **Covenant Review Committee**
 - Rennie offered to chair a committee to review and propose draft change options for our covenants.
 - Any changes to our covenants will require a 60% vote of the membership. The goal of the committee is to have a draft proposal ready in time for the annual association meeting in the spring.
 - Association members who may be interested in serving on this committee should contact Rennie at 826-8034 (home) or 429-0465 (cell). Members who would like to suggest changes to the covenants, or portions that they feel should be kept, are also urged to call.

Complaints

- **Larson property knapweed**
 - A certified letter has been sent to Mark Larson, requesting his action on this issue. The letter indicated that if the nuisance was not abated by August 1st, 2010, members of the association would enter the property to remove the knapweed.
 - Question was raised as to whether our covenants can legally allow such trespassing.
 - Most felt that our covenants, as currently written, do allow for entrance to a property to correct a violation when an owner is not responsive.
 - Ken and Rennie stated some reservations to entering the property, but agreed that the covenants are a binding agreement that was entered into upon purchase, and that the knapweed nuisance existing on the property is both legitimate and time-critical.
 - **Motion by Rod to begin pulling knapweed from Larson's after August 1st and to bill the owner \$50.00 for the cost of the removal.**
 - **Seconded by Darren. All were in favor.**
 - Doug suggested that the work be conducted on Wednesday, August 4th, at 7:00 p.m.

Motion to Adjourn by Rennie.
Seconded by Darren. All were in favor.

Meeting Adjourned: 9:20

Next Board Meeting is scheduled for August 30th, 2010, 7:00 p.m. at Doug Hale's home, 4 Norway Pines Dr.



Douglas Hale, President



Ken Radford, Secretary/Treasurer