

Crumbacher Estates Owners Association
Board Meeting Minutes - October 25th, 2010

Call to Order: 7:10 p.m.

Present:

President: Doug Hale

Secretary/Treasurer: Ken Radford

Directors: Rennie McCormick

Member(s): Darlene Gavin, Gene Doner, Evie Duncalf, Brock Sutton

Water Operator: Carl Behrent

Amendments or Additions to Agenda

- No amendments were offered
 - **Motion by Rennie to accept the agenda as proposed.**
 - **Seconded by Doug. All were in favor.**

Approval of Minutes

- Amendment to item on survey note. Rewritten as, "Survey of **property corners**"
 - **Motion by Rennie to approve minutes as amended.**
 - **Seconded by Ken. All were in favor.**

Treasurer's Report

- Balance Sheet As of 10/25/10
 - Liabilities & Equity : \$33, 798.80
 - An NSF check was received. Applicable fees will be charged.

Correspondence

- An email from Nancy Draggoo was received on 10/18/10 concerning suggestions on the by-law and covenant review and revision process and also about her concerns regarding water use by property near CEOA.

Water

- Operator Report – Carl
 - An air lock had recently been noted in the system. Carl performed a draining procedure and it is now operating properly.
 - Intermittent Chlorination: Chlorinator is currently off. It may be run again later in the season.
 - Recent water tests have passed state requirements.
 - Water system map
 - Carl will laminate and place in pump house.
- Pump maintenance bids reviewed for inspecting and repacking the 50 hp pump.
 - Omak Machine Shop quoted a price of \$300
 - Industrial Electric of Wenatchee quoted a price of \$1000

Roads/Infrastructure

- Snow plowing
 - Rennie reported that Chuck Gavin was willing to continue with snow plowing services at the same rate as last year.
 - **Motion by Rennie to accept Chuck's bid for snowplowing.**
 - **Seconded by Doug. All were in favor.**

Association Bylaw Revision Draft Review

- Per CEOA Bylaws, Article VIII, Section B, ["Additions to or amendments of these bylaws may be made by a majority vote of the Board of Directors at any regular or special meeting of the Directors of this Association."] the board has reviewed and made draft revisions to the CEOA bylaws for the following purposes:
 - To incorporate procedures and precedents historically in use by the board and association but not properly recorded into our governing documents.
 - To create consistent and non-conflicting wording throughout the document.

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- o To create consistency between our governing documents and Washington State homeowners association bylaw law RCW 64.38.030.
- o To follow the legal recommendations of our financial institution regarding board terms.
- o To facilitate and ease the undertaking of the duties of the board and enhance involvement by and communication with the membership.

A draft proposal of bylaw revisions is included with this meeting's minutes for membership review and commentary prior to re-drafts and/or adoption by vote of the board.

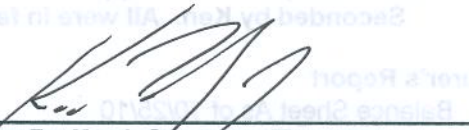
**Motion to Adjourn by Rennie
Seconded by Doug. All were in favor.**

Meeting Adjourned: 8:02 p.m.

Next Board Meeting is scheduled for Monday, November 29th, 2010, at 7:00 p.m. at President Doug Hale's home at 4 Norway Pines Dr.



Douglas Hale, President



Ken Radford, Secretary/Treasurer