

Crumbacher Estates Owners Association
Board Meeting Minutes
11/29/2010

Call to Order: 7:05 PM

Present:

President: Doug Hale
Vice President: Rod Moore
Secretary/Treasurer: Ken Radford
Directors: Darren Schmidt
Water Operator: Carl Behrent
Member(s): Rick Baldwin

Amendments or Additions to Agenda

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

Approval of Minutes

- Reading of the minutes from the previous board meeting was waived.
 - **Motion by Rod to approve minutes as written.**
 - **Seconded by Darren. All were in favor.**

Water

- Operator report
 - Carl stated that chlorinator is running again, and will be used for several weeks.
 - Proposals for variable frequency drives were presented:
 - 50 horse pump \$10,985
 - 10 horse pump \$4,697
 - Pump service – plans to service 50 hp pump were discussed.
 - Water hammer ('clunk') has been noted at one residence when pump engages.
 - Discussion of situation took place and while not preferable, it can also be considered a normal condition due to pump operation.
 - It was also noted that variable frequency drives could eliminate this issue.
- Water right status
 - Recently decided Supreme Court case:
 - Grants "Municipal Status" for associations.
 - Suggestion to see about meeting w/ attorney Scott DeTro to further discuss this option, and how it will change the way Crumbacher manages its water.

Finances

- Treasurer's report
 - Balance sheet as of (Date) presented.
 - Assets: \$ 32,030.35
 - Liabilities & Equity: \$ 32,030.35
 - Income Statement(s)
 - Month : (November to date) \$ 2,337.34
 - YTD (1/1/10 thru 11/29/10) \$ -1,155.75
 - Total account balances pending or due as of 11/29/10 (e.g. Membership dues, water, etc)) \$ 3,210.38
 - Note: This amount includes both current (i.e. due by 12/31) and several (including 1 large) past due accounts
 - Budget:
 - In consideration of our water system development issues & discussions, Ken encouraged continued efforts in our budget development process, to include creating and assessing plans for a strong infrastructure and economic growth base for CEOA.

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Roads/Infrastructure

- Update on sign repair
 - One main post has been replaced.
 - Further work to be postponed until spring.
- Update on pit/parking improvements
 - Work has been completed on parking and drain area near pump house.
- Surveying of well lot
 - Surveyor is completing boundary line adjustment documents.
 - New corner pins will be set when weather allows (hopefully within the month).

Association Issues

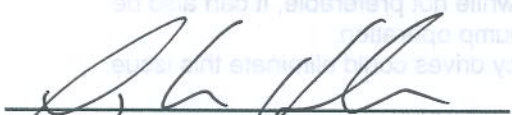
- Bylaws review
 - No membership comments have been received to date.
 - Final edits and review will occur before the next board meeting.
 - The board will vote on approval of the new by-laws at the next regularly scheduled board meeting.
- Covenant review committee update
 - Rennie unavailable for meeting. Report held.

Motion by Darren to adjourn.

Seconded by Rod. All were in favor.

Meeting Adjourned: 7:35 p.m.

Next Board Meeting is scheduled for Monday Jan. 24th, 2011, 7:00 p.m., at President Doug Hale's house, 4 Norway Pines Dr.



Douglas Hale, President



Ken Radford, Secretary/Treasurer