

Crumbacher Estates Owners Association
January 30th, 2012 – Board Meeting Minutes

Call to Order: 7:04 p.m.

Present:

President: Doug Hale **Secretary/Treasurer:** Ken Radford
Vice President: Darren Schmidt **Director:** Rennie McCormick

Water Operator: Carl Behrent
Association Members: John & Beverly Stover

Approval of Consent Agenda

- Current Meeting Agenda
- Meeting Minutes for January 2nd, 2012.
 - **MOTION: To approve the consent agenda.**
 - Motion by Rennie McCormick, second by Darren Schmidt
 - All were in favor.
 - **Motion passed.**

Water System

- Operator report
 - Well meter needs to be dug up, will wait for spring thaw.
 - WFI update: DOH notified of no change in contact info, source info, or number of connections.
 - Cross-Connection plan has been started, as well as an identity theft plan.
 - Pinhole leak in chlorine tank, will be referred to Gene and Rod for repair.
- Carl was provided with a list of customers.

Finances

- Treasurer's report
 - Clarification of billing: Discussion at the previous meeting was to bill this in a lump sum on an annual or "irrigation season" basis, due by April 1st.
- A/R aging report and late fees
 - Noted that many accounts will show as late as of Feb 1st.
 - Reminder that invoices are now due in 30 days.
- **MOTION: To suspend late fees for last billing cycle (i.e., December, 2011) with reminder that invoices are now due in 30 days.**
 - Motion by Ken Radford, second by Doug Hale.
 - All were in favor.
 - **Motion passed.**
- **MOTION: To change late fees from \$25.00/month to \$25.00/billing cycle.**

- Motion by Ken Radford, second by Rennie McCormick.
 - All were in favor.
 - **Motion passed.**
- Quickbooks Online services recently increased \$5.00/month.
 - Income statements by class presented.
 - Balance Sheet for Jan 30th, 2012: Current Assets - \$40,901.82
- **MOTION: To approve the financial report.**
 - Motion by Darren Schmidt, second by Rennie McCormick.
 - All were in favor.
 - **Motion passed.**

Roads & Infrastructure

- Mailboxes
 - Quote: \$4,950.00 (including shipping) for six kiosks.
 - Concrete pour would be additional.
- Questions raised by John Stover regarding placement of boxes.
 - Boxes would be located at each of the intersections with Crumbacher Rd.
 - Doug will check with postmaster to see if there is a box height restriction for rural routes.

Association Issues

- Covenants Committee Update
 - Questionnaire for member input discussed and will be mailed.
 - Draft version of covenant proposals is available at www.crumbacher.net.
- Policy Updates
 - Policy #004 – Revised Water Rates
 - Policy reviewed and clarified the intent to have irrigation assessment billed annually. Billing will take place in January with due date of April 1st.
 - Policy #007 – Revised Water Shutoff Policy to include options for voluntary shut-offs.
- **MOTION: To set a \$100 reconnect fee, on lots in good standing, for requested temporary service interruption.**
 - Motion by Darren Schmidt, second by Rennie McCormick.
 - All were in favor.
 - **Motion passed.**
- Policy #008 – Discussion regarding a new water connection fee.
- Tabled pending further information on costs for new connections.

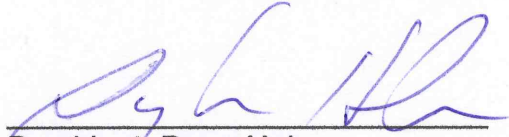
Annual Meeting

- Annual meeting scheduled for Friday, April 20th, 2012 at 7:00 p.m.
- Tentative location: Whistler's Restaurant in Tonasket.

Adjourn

- **MOTION: To adjourn the meeting.**
 - Motion by Ken Radford, second by Rennie McCormick.
 - All were in favor.
 - **Motion passed.**

Meeting adjourned at: 8:27 p.m.



President, Doug Hale



Secretary/Treasurer, Ken Radford