

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - APRIL, 2015

ANNUAL MEETING

The 2015 annual meeting of the Crumbacher Estates Owners Association will be held on Friday, April 24th at the Whistler's Restaurant in Tonasket. The meeting will commence promptly at 7:00 p.m.

The purpose of this meeting is to provide the membership with an annual business report and to elect new officers to those positions up for re-election. As has been emphasized in the past, the annual meeting is not the proper forum for venting complaints about billing, covenant violations, or overwatering. These types of issues need to be brought to a board meeting where the board can hear the concerns, review the facts, and then come to a decision.

With that in mind, the meeting is a public meeting and you have the right to give comment or to request an item be placed on the agenda. If there are specific topics that you would like to have time devoted to, please contact a board member and request a place on the agenda.

This year, there are three board positions up for re-election. They include the Secretary/Treasurer position and the two Director positions, one of which has been vacant since Roxana Martin moved from the community. Secretary/Treasurer Ken Radford and Director Rennie McCormick have both indicated their willingness to accept another nomination to their respective positions, if offered. Other nominations for these two positions or the vacant Director position can be made prior to or during the meeting.

Included with this newsletter is your proxy form. If you wish to give your proxy to another association member, please remember to have the proxy signature witnessed by another member and then have them sign as well.

METERING PROJECT

After reviewing several options for water meter installation, the Meter Planning Committee recommended the installation of concrete vaults with traffic-rated cast iron lids. Because many of the meter locations may be in areas subject to vehicle travel, it was felt that this type of vault would hold up longer than plastic vault tubes or boxes.

The committee also recommended the use of copper meter setters, which are standard fittings used in municipal-style meter applications. These fittings elevate the meter above the ground in a cradle and include service valves for quick disconnection of a line for repairs or meter replacement.

Finally, the committee favored the use of Master Meter brand meters, which are supplied locally through HD Fowler in Wenatchee and have a good track record for durability. These meters feature the ability to be read with electronic equipment from within a vehicle, significantly cutting down on the time required to collect readings. Our water operator, Carl Behrent, is already in possession of the electronic meter reading equipment and could easily add the Crumbacher account to his software.

The next step will be to provide several contractors with the schematics for the preferred installation and get quotes for the project. The Board is anticipating that due to cost increases over the last several years, the project may have to be completed in two stages, depending on the quotes received.

BUILDING SETBACK REDUCTION

At the March Board meeting, Darren Schmidt, owner of Lot 11, Pine Cone Estates, requested a building setback reduction. Mr. Schmidt is proposing an addition to his home that, at the closest point, would be 23 ½' from the front property line. The county planning department has indicated that they will issue an administrative variance to allow this construction within 25 feet of the line, which is the standard setback. After reviewing the project, the Board felt that this minimal encroachment would not have a negative impact on the neighborhood and granted this requested setback reduction.

FINANCIAL REVIEWS

In January, the Board reviewed the year end reconciliation report for the association accounts and found no issues. It was decided that it would also be prudent to have an outside entity conduct an audit of all invoices and payments. The Secretary/Treasurer is

working with Sandi Buzzard, who will review the accounts and provide a report to the association.

DELINQUENT ACCOUNTS

Much of the Board's time over the past four months has been taken up with collection of delinquent accounts. We are pleased to report that there has been progress made and we are very grateful to those members working to bring their accounts current. Delinquent accounts create an unfair burden on the rest of the membership and result in a great deal of unnecessary stress and headache for Board members, not to mention the additional legal costs that are incurred by the association until the account is ultimately paid.

Lot 19 Pine Cone Estates had been in arrears since June of 2012, when it was purchased by Tamara Lethco (now Daharsh). During her ownership, only one payment of \$100.00 was ever made for water or association dues and eventually a lien was placed on the property and water service was discontinued.

Recently, the property was repossessed by the prior owner, who requested that the Board consider a reduction in the amount owed. After reviewing the account and the ramifications of such an action, the Board felt that it could not in good conscience approve the request because it would ultimately place a portion of the financial burden on the rest of the membership, rather than on the parties involved. Such a move could also be considered a gifting of public funds if ever legally challenged. The Board is extremely grateful to the owners for their understanding and for making full payment of the outstanding balance.

The Board was also in the final stages of foreclosure proceedings on Lot 29 Crumbacher Estates. Our attorney was in the process of preparing the case for court action when family members of the owner requested a statement of the amount owing. A majority of the account has been paid and the Board recently agreed to suspend any further legal action through May 1st if the balance can be paid by that date.

A third account at Lot 12 Pine Cone Estates has become substantially delinquent in recent months. The Board will be forced to move forward with a lien and water shut-off if immediate payment is not received.

Any accounts more than two years in arrears will be subject to foreclosure as stated in the association covenants. Please be prompt with your payments and contact a Board member if you are ever in financial

difficulty and need to set up alternative payment schedules.

SPRING ROAD WORK

The Board is hoping to conduct some minimal road work this spring, primarily on Pine Drive. This road has been in poor condition for several years and the prior grading has had little impact on its deterioration. Chuck Gavin, who plows our snow and is a long-time association member, provided the Board with recommendations for repairs at a recent meeting and suggested contractors that might be considered. We appreciate Chuck taking the time to discuss the issue with us.

Because funds are very tight for the upcoming meter project, we may not be able to complete the work that would be needed to resolve the potholes and rutting. However, because our snowplowing costs were less than usual this year, we do have a little extra in the road work budget. The Board plans to get some estimates on the repair and see what can be done with the funds available.

FINANCIAL REPORT – 4/1/15

Bank Accounts:	\$68,074.48
CD 1962 – Capital Improvements	\$5,515.66
CD 8101 – Capital Improvements	\$5,249.66
Checking – Operations	\$13,855.28
Savings – Association Dues	\$10,027.11
Savings – Capital Improvements	\$21,423.66
Savings – Emergency Reserve	\$12,000.00
Savings – Unallocated	\$3.11
Accounts Receivable:	\$6,272.84
Undeposited Funds:	\$0
Total Assets:	\$74,347.32

CONTACT YOUR BOARD

As always, we value your input and support. Please use any of the following options to contact your Board.

Doug Hale, President	826-1653
Darren Schmidt, Vice President	826-2622
Ken Radford, Secretary/Treasurer	826-1977
Rennie McCormick, Director	826-8034

Email: ceoaboard@gmail.com
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