

**White Water Estates (WWE)
Board of Directors (BOD)
Oct 3, 2022**

Ron Lunderville/President – present
Guy Engelbart/Vice President – present
Steve Braegelmann Treasurer – present
Audry Henning Secretary – absent

Larry Anderson – present
Allen Damberger – present
Bill Russell -- present
Brian Kainu -- present

Meeting called to order by Ron Lunderville at 7:02 pm.

Committee Reports

Architectural (Larry Anderson)

-There were no new items for discussion.
-Larry Anderson, Guy Engelbart and Bill Russell, the three member Architectural Committee, plan to meet to discuss storage structures and the recent letter submitted by Burly Dooley regarding such structures.

Covenant Enforcement (Ron Lunderville)

-There has been no response to the letter sent to lot 3-I for a structure that is not in compliance.
- The unapproved carport on lot 28-II has not yet been removed as promised by the owner quite some time back.
-A letter was sent to lot 21-II for garbage cans not properly stored and an in-use above ground propane tank. There has been no response to date.
-There was an email complaint about a deck installed overlooking the river on lot 1-2C questioning whether it is in compliance.
-Brian Kainu, the new chairman of the Covenant Enforcement Committee, requested to meet with Ron Lunderville, the outgoing chairman, to discuss and coordinate current issues and officially hand over the committee to Brian, Audry Henning and Allen Damberger.

Gate, Park, Arena and Trail Maintenance (Steve Braegelmann)

-There have been no problems with the gates since our last meeting.
-The final park mowing for the season will be in October.
-The arena is in good shape and weed free. Weed control spraying is scheduled for this week.
-The trails are in good shape.
-Road shoulder weed control spraying is scheduled to be accomplished this week by Sensky.

Neighborhood Watch (Jim Herold)-present

-There was nothing new to report.

Approval of Minutes of last BOD Meeting

Minutes from the September 13, 2022 BOD Meeting were approved with several typo corrections.

Treasurer's Report (Steve Braegelmann)

-A review of the balance sheet as of September 30, 2022 shows \$40,245.54 in checking/savings, \$252,375.57 in replacement fund CDs with \$2,304.18 remaining in accounts receivable. We currently have eight CDs; five at Key bank and three at Timberland bank.
-There was a recent change made to the Profit & Loss Budget vs. Actual Report, as approved by the BOD. We have separated out the unbudgeted spending from the budgeted spending. As of September 30, 2022 we are within budget in all categories except for telephone expense where we are over, due to long-distance service being added to the gate entry control panel. The unbudgeted spending year to date is \$54,191.28 for our gate upgrades. Total expenses are \$27,151.02 over budget as of September 30, 2022.
-Our gross income as of September 30, 2022 is \$53,107.44 with a net income of -\$15,693.58 and an overall \$25,793.58 over budget expenditure.
-Our 2021 audit has finally been completed by Newman CPA. Cost of the audit, including tax prep was \$2,450.
-The September bank statements were available for BOD review.
-Following discussion, the BOD approved the Treasurer's request to send the owner of lot 18-I a letter stating that there would be no more interest and late fees charged to her account as long as the agreed upon \$100 per month payments continue until the account is once again in a fully paid status. As an act of good faith the BOD has also approved dropping the \$50 late fee already assessed for 2021.

Unfinished Business

-Allen Damberger provided four bids on lawn mowers for the BOD's review and consideration for mowing of the park and grass strip along Hwy 507. The prices ranged from approximately \$6,000 to a little over \$10,000. A mulching kit would cost an extra \$300 to \$500. Allen estimated the grass area at the park to be 13-15 acres. The following concerns were discussed. If the community purchased a mower, where would the mower be stored? What would be the cost to purchase/construct a storage structure for the mower? What about the cost of maintenance for both the mower and the storage structure?

New Business

-The BOD gave Jim Herold approval to have the Reserve Study Report that he and his committee conducted posted on our WWE website. There was discussion on website improvements. The current site is free. Costs for possible web improvements have not been budgeted.

-Remote location call-ins for participation in BOD meetings was discussed. We do not have the capability and setup or funding for zoom type meetings and our By-laws require Directors to be present.

-Eagle Scout Noah Anderson, son of Larry & Lisa Anderson, gave a short presentation proposing to build two new picnic tables at the park as a scouting project. Following discussion, Steve Braegelmann moved, seconded by Guy Engelbart, to approve Noah's scouting project to build two new picnic tables at the park, as discussed, with a spending limit of \$550 per table. Motion carried

Motion to adjourn at 9:10 pm by Guy Engelbart, seconded by Bill Russell

Respectfully submitted by Steve Braegelmann in the absence of Secretary Audry Henning