

**White Water Estates (WWE)  
Board of Directors (BOD)  
Feb 7, 2022**

Ron Lunderville/President – present  
Guy Engelbart/Vice President – present  
Steve Braegelmann/Secretary/Treasurer – present  
Bill Russell – present

Larry Anderson – present  
Allen Damberger – present  
Audry Henning – present

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

**Committee Reports**

**Architectural** (Larry Anderson)

-The request for approval submitted to the AC of metal motor home structures on lots 58-I and 20-I have not been approved because they do not comply with our CC&Rs.

-Larry indicated that the Architectural Committee will be drafting a letter regarding metal RV structures to present to the BOD.

**Covenant Enforcement** (Ron Lunderville)

-Two violation letters were mailed recently, one for not cleaning up after their dog and the other was a third notice to have the metal car/boat cover removed from lot 28-II.

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

-The damaged gate actuator that was removed from the out gate in November was rebuilt using parts on hand and reinstalled replacing the old actuator that was installed in November due to the sluggishness in below freezing temperatures. Following that action the gates were working well again. On December 31<sup>st</sup> a call was received that the out gate was not opening. Someone had struck the gate once again causing damage to the actuator similar to what it had in November. This actuator was replaced with the one removed a few days earlier. The gates have been operating well since.

-With the heavy rains we received in early January the entire entrance area at the gate was flooded. Following some drainage ditching in the landscaping and redirecting of runoff water coming down the hill from inside the gate area the flooded area was cleared.

-The in gate stop anchor bolts that had become loose in the brick over time have been replaced. A local mason removed and replaced a brick on the column to allow access for the anchor bolt replacement. Cost for the mason's assist was \$100.

-It is time to renew our park mowing contract for the upcoming growing season. Diamond Lawn Service is available and willing to continue with their services with the same cost and services as last year. The BOD gave its approval, at this meeting, to renew the contract with Diamond Lawn Service.

-The arena has seen little use, as is normal during the winter months, and is weed free at this time. Audry Henning requested that we put the arena weed control spraying on a regular schedule instead of waiting for the weeds to show. The BOD approved scheduling the arena and road shoulder spraying at the same time.

-The trails are in good usable condition. There is some flooding on the trails in the wooded area of WW-II, as is usual at this time of year.

-The north boundary fence that was damaged by a fallen tree in November has been repaired. By using fencing materials left over from the fencing project a couple years ago there was no cost for materials. Steve Drath assisted on the fence repair, replacing approximately 40 feet of wire and a broken top rail. The cost for his labor was \$300 and the fence is good as new again.

-Two rotted/broken mailbox stand posts were replaced in January. Cost of the posts was \$57 per post.

**Neighborhood Watch** (Jim Herold)-present

Jim had nothing new to report

**Approval of Minutes of last BOD Meeting**

Minutes from the December 6, 2021 BOD Meeting were approved as written.

### **Treasurer's Report (Steve Braegelmann)**

- A December Balance Sheet review shows we ended the year with \$54,955.11 in checking/savings, \$252,076.40 in CDs with \$2,500.68 remaining in accounts receivable. The "note receivable" listed under other current assets is a result of a payment of \$4,374 that was sent to Asphalt Sealing instead of Asphalt Patch Systems by mistake. Since that check was already cashed Asphalt Sealing sent a check in the amount of \$4,374 which was posted as a note under other current assets since it was not income, but instead just a return of monies already accounted for. So, including that \$4,374, we had \$256,450.40 in other current assets. The total accounts payable of \$4,877.15 includes the \$4,374 not yet paid to Asphalt Patch Systems.
- The Profit & Loss Budget vs. Actual January through December report shows we were over budget in printing & reproduction and rent expense due to the increased cost of printing and the higher PO Box rental and meeting space rental.
- The \$15,000 spent on the gate was a down payment check for our gate project.
- We spent \$9,914.40 on minor road repairs in 2021.
- We were \$20,416.28 over budget in total common area maintenance due to road repairs and down payment on the gate project.
- Utility expenses came in right on target for the year.
- Total annual income for 2021 was \$53,456.74. Total expenses were \$45,315.45. Net income for 2021 was \$8,141.29
- The balance sheet for January 2022 shows \$69,019.03 in checking/savings with \$34,125.68 remaining in accounts receivable.
- There is \$252,082.78 in CDs and \$4,725 in undeposited funds from dues collection for a total of \$256,807.78 in funds available as of January 31, 2022
- The \$203.50 listed under legal fees on the Profit & Loss Budget vs. Actual report is the recording of a lien which will be charged back to the lot owner.
- Telephone expenses have increased considerably due to the addition of long distance service that was added to accommodate out of area cell phone access at the gate.
- A \$27,000 CD rolled over at 0.05% interest for 14 months in December.
- A \$17,000 CD matured January 24<sup>th</sup> and was renegotiated for a six month term at 0.05% interest.
- The 2021 audit and tax prep signed engagement letter will be sent to Newman HOA CPA following Ron Lunderville's signing.
- The cost for the 2021 audit and tax prep has increased from \$2,350 to \$2,450.
- The December and January bank statements were available for BOD review.

### **Unfinished Business**

- A letter was mailed to the owner of lot 18-I showing the BOD's approval of that lot owner's request to hold off on turning her dues in arrears over to our attorney as long as she continues to make her two \$50 per month payments until such time she can pay off the entire amount in dues, late fees and interest, as promised by her in writing. Two \$50 checks were received in January.
- A lien has been recorded on lot 18-1 with the Pierce County Auditor. Cost of the lien recording was \$203.50.
- The contract with Tacoma Iron Work for fabrication and installation of one walk through and two drive through gates, to include the new automation, at a cost of \$62,200 plus WSST, has been signed, as approved by the BOD at the December 6, 2021 BOD meeting. A check in the amount of \$15,000 was paid with the signing on December 16, 2021.
- The Reserve Study will be sent to Newman CPA, as written by the Reserve Study Committee, along with the committee's budget projection spreadsheets, when requested for the 2021 WWE audit.

### **New Business**

- The 2022 park mowing contract renewal has been approved by the BOD. Terms and conditions of the contract are the same as past years.
- There has been a request by a lot owner to have alpacas on their property. Alpacas are not addressed in our CC&Rs. Following a lengthy discussion, Allen Damberger moved, seconded by Audry Henning, that since alpacas are related to lamas, which are on the approved list, and alpacas are not on the list of banned animals, that alpacas be allowed. Motion carried

Motion to adjourn at 9:13 pm by Steve Braegelmann, seconded by Audry Henning

Respectfully submitted by Steve Braegelmann