

**White Water Estates (WWE)
Board of Directors (BOD)
Sept 5, 2023**

Bill Russell - President – present
Guy Engelbart - Vice President – present
Steve Braegelmann - Secretary/Treasurer – present
Audry Henning – absent – resigned

Larry Anderson – absent
Allen Damberger – present
Ron Lunderville – present
Brian Kainu – present
Nichol Flynn - present

Meeting called to order by Bill Russell at 7:00 pm.

Committee Reports

Architectural (Larry Anderson) - absent

-No report given.

Covenant Enforcement (Brian Kainu)

- The above ground propane tank connected to the garage on lot 21-II is still there. Brian said it is a 10 gallon tank.
- The old motor home on lot 7-I has not yet been removed from the property. The owner said he is awaiting title which is required by the towing company.
- Brian has still not been able to contact the owner of lot 16-I concerning the aggressive dog.
- The AC committee is working with the owner of lot 28-II concerning the carport.

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

- The gates have been trouble free over the summer.
- Lawn Boys have been doing a good job mowing and trimming at the park.
- The two rail fence at the park is showing signs of age. There are several rotted off posts and the rails for the most part are quite rotted and fragile.
- The arena is in good shape and weed free at this time.
- The trails are all in good usable condition. There has been considerable overhead branch trimming done on the trails throughout the summer.
- A downed top rail on the WW-II south boundary fence was reinstalled recently. It was noted that the posts on that fence line are also showing signs of age, with some already rotted off and others very fragile.
- The landscaping at the gate was trimmed up recently and is looking fresher again.
- There is a sprinkler system malfunction at the gate area. It appears that there is a shutoff valve solenoid malfunctioning but so far I have been unable to locate the underground valve. I have attempted to have a sprinkler system specialist come out to locate but they are very difficult to schedule due to their workload. In the mean time I have been manually watering that area.
- I recently purchased four new replacement sprinkler heads. Two broken heads have been replaced on the exit side at the gate area.
- The stop sign post at 507 was hit by a vehicle and broke August 7th. A new post was purchased and the sign was reposted the next morning. Cost of the post was \$29.50.
- The stop sign and road signs at the intersection of 99th and 346th St, along with the sign post, were stolen several months ago. I purchased a new post and posted a stop sign that I had on had from a previous order shortly after they went missing. I ordered new street signs and posted them in early August. Cost of the street signs and post was \$301.50.
- A rotted off mailbox stand post was replaced in July. I purchased two posts at a cost of \$121.30.
- We narrowly missed having to do some brickwork repair recently. Someone struck and damaged a bollard and grazed the brick planter. The broken bollard was replaced the following day.

Neighborhood Watch (Jim Herold)-present

- A police report was filed for the two wood carvings that were stolen from lot 38-I July 9th or 10th.
- The afternoon of July 19th the homeowner of lot 15-II reported that his truck alarm had sounded and upon inspection he noticed that a locked door had been pried on in an attempt to enter the vehicle. Jim and another resident responded to that call and when checking the surrounding area noticed a van parked in the driveway a couple houses down from there with the doors open. That homeowner indicated that she was unaware of the open doors and that it was possible that her kids may have left the doors open when they unloaded groceries shortly before. There was no evidence of vandalism noted.
- On September 4th a couple teenagers were caught on doorbell camera ringing the door bell and making loud noise at 3:00 am on lot 17-I.
- Jim recently found a man at the river, in the area just south of WWE property that had constructed a small blind from tree branches and a hammock strung between trees. The man was asked to leave the area and agreed. Follow-up the next day showed that the tree branches were down and the hammock was gone.
- Jim noted that we have only one exit from our community and what happens in case of an emergency where that exit might be blocked. Two possible solutions might be the gate in the perimeter fence at the telephone substation near lot 39-II or the end of the north boundary fence under the power lines in WW-I.

Approval of Minutes of last BOD Meeting

Minutes from the June 5, 2023 BOD Meeting were approved as written.

Treasurer's Report (Steve Braegelmann)

- The Balance Sheet as of August 31, 2023 shows \$42,981.46 in checking/savings, \$284,888.40 in CDs and \$2,801.71 remaining in accounts receivable for a total current assets of \$330,671.57 with \$327,869.86 in funds available. Total accounts payable as of August 31st was \$1,055.63. Net income year to date is \$41,306.64.
- The Profit & Loss Budget vs. Actual Report shows that we are operating within our budget with no major unplanned expenses as of August 31st.
- As of September 1, 2023 there were two lots still owing full 2023 dues and three lots still owing half 2023 dues.
- We will be discussing our 2024 proposed annual budget under new business today.
- The 2022 annual audit final report has been received. As shown in the draft copy received earlier, there were no negative findings by Newman CPA.
- The 2023 annual audit signed Engagement Letter has been submitted to Newman CPA. The projected cost for this audit and tax prep is \$2,700.
- As discussed and approved at our June BOD meeting, a \$33k Timberland bank CD was renewed on June 8th. It is an 11 month term at 3.56% interest maturing April 29, 2024.
- As discussed and approved by email, a \$36k Timberland bank CD was renewed on June 29th. It is an 11 month term at 3.56% interest maturing May 29, 2024.
- We have a \$27k Timberland bank CD that matured Sept 1st that needs to be renewed in the next two days. Interest rates as of August 29th were 4.44% for four months, 4.0% for six months, 4.74% for seven months, 3.56% for 11 months, 2.12% for 18 months and 2.28% for 23 months. The BOD approved renewing for seven months at 4.74% interest.
- The June, July and August bank statements were available for BOD review.
- Nichoal stated that her research shows that Lola May, our bookkeeper, is no longer registered with the Secretary of State (SOS) and is not licensed, bonded or insured. The SOS shows that her LLC was dissolved in 2015. Nichoal said that she and Brian Kainu conducted research and found that there are funds missing and the bank statements and Balance Sheet don't match. In addition to the Annual Newman CPA Audits already conducted she recommend a forensic audit and discussion on this at the next BOD Meeting. Nichoal moved, seconded by Brian, to have a forensic accountant audit our books. Motion passed. Steve will check with Lola May to see if she is licensed, bonded and insured. Brian and Nichoal will come up with four possibilities for another audit.

Unfinished Business

- Ron has not been able to get in touch with the owner of the property north of WW-II concerning the gate that was installed in our boundary fence
- The annual garage sale in August, while having less participation than previous years, appeared to have been a success. There was concern expressed about safety and the difficulty the emergency vehicle had navigating through the congestion caused by sale participants.
- In response to the question posed to our attorney on whether CCRs or By-Laws determine the method of voting on dues changes, our attorney advised that RCWs supersede both CCRs and By-Laws. Bill Russell will check with our attorney on the cost of aligning our CCRs and By-Laws with current RCWs.

New Business

- Following discussion on updating our reserve study with a professional study, Guy Engelbart moved, seconded by Nichoal Flynn, to hire Reserve Data Analyst to conduct an initial study with site visit.
- Following discussion on the 2024 proposed annual budget Brian Kainu moved, seconded by Guy Engelbart, to accept the Budget as presented.

Motion to adjourn at 9:26 pm by Guy, seconded by Nichoal

Respectfully submitted by Secretary Steve Braegelmann