

**White Water Estates (WWE)
Board of Directors (BOD)
Dec 4, 2023**

Bill Russell - President – present
Guy Engelbart - Vice President – present
Steve Braegelmann - Secretary/Treasurer – present
Brian Kainu – present

Larry Anderson – present
Allen Damberger – present
Ron Lunderville – present
Nichol Flynn – absent

Meeting called to order by Bill Russell at 7:05 pm.

Committee Reports

Architectural (Larry Anderson)

-Larry will talk with the owner of lot 28-II about the not yet resolved carport issue.

Covenant Enforcement (Brian Kainu)

-Brian has talked to the resident of lot 7-I and communicated via email with the owner of lot 7-I concerning the old RV that has been sitting on their lot for years. They had promised to have it removed months ago but were waiting on the vehicle title in order for the tow company to tow it. Brian indicated that the lot owner/vehicle owner is no longer communicating so he intends to initiate the fine process.

-Our CC&Rs Article III Section 17 state that “No fuel tank shall be maintained above ground on any lot.” The above ground propane tank connected to the garage on lot 21-II is in violation of our CC&Rs and Brian will inform the lot owner that the above ground fuel tank needs to be removed.

-A covenant violation letter was received by the Covenant Enforcement Committee concerning an aggressive dog on lot 33-I.

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

-The gates have been trouble free since our last meeting.

-Lawn Boys completed their final mowing for the season on November 3rd and the 2023 mowing contract of \$5,188.80 is complete and paid in full. The boys worked hard all season maintaining the lawn and it was a pleasure working with them. Brin, the owner of Lawn Boys, indicated that there would be a 15 percent increase in cost for mowing of the park in 2024.

-The two-rail fence at the park is deteriorating. Recently a couple rotted off posts were replaced at no charge.

The arena is in good shape. Weed control spraying by Senske Services was accomplished on October 21st at a cost of \$335 plus tax.

-The trails are in good usable condition at this time. There is a medium size alder tree that was blown down recently causing some damage to the WW-I north boundary fence.

-The sprinkler system at the gate had a malfunctioning zone that was repaired recently by replacing a bad solenoid shutoff valve.

-The fall road shoulder weed control spraying was accomplished by Senske Services on October 21st at a cost of \$760 plus tax.

Neighborhood Watch (Jim Herold)-present

-Nothing new to report

Approval of Minutes of last BOD Meeting

Minutes from the October 2, 2023 BOD Meeting were approved as written.

Treasurer's Report (Steve Braegelmann)

- As of November 30, 2023 the balance sheet shows \$21,636.34 in checking/savings, \$287,076.13 total in our nine CDs with \$1,151.71 remaining in accounts receivable for a total current asset of \$309,864.18.
- Our 2023 budgeted admin expenses, utility expenses and common area expenses remain on target.
- The recent \$12,487.71 spent on asphalt patching will be paid from our reserve fund.
- Gross profit as of November 30, 2023 was \$61,455.10 and total expenses were \$38,396.31 leaving a net income of \$23,058.79.
- Our general insurance and officer & director insurance policies with Philadelphia Insurance Co. were renewed in November. Total cost for the two policies was \$2,039.
- The previously approved professional reserve study was completed recently at a cost of \$2,450. All BOD members have access to this report.
- All nine WWE CDs have maturity dates between January 14, 2024 and May 29, 2024. We need to consider possible future road projects when deciding on the upcoming CD renewal terms. Key has 8 and 11 months @ 5.0%. Timberland has 7 months @ 4.74% and 4 months @ 4.44%.

Unfinished Business

- Bill Russell will be meeting with our attorney to discuss alignment of our CC&Rs with current RCWs.
- Asphalt Patch Systems completed the previously approved road repairs on October 20, 2023. Cost for the six cutouts and patches, including over excavation of two areas to a depth of three feet, was \$12,487.71. This bill has been paid in full.
- The recently approved Reserve Study has been completed by Joel Tax from Reserve Data Analyst. The cost of this study was \$2,450 and is paid in full. Access to the reserve study has been emailed to all BOD members for review and input.
- Following the BOD's request, our bookkeeper Lola May provided some info on insurance and bond coverage for her services here at WWE. While it is unclear exactly what the cost of coverage would be, whatever the cost, it would be passed on to WWE in addition to the bookkeeping cost we are currently paying. While more research is required, the BOD is recommending coverage but the final decision is up to the general membership.
- Brian Kainu had no update on forensic audit research by himself and Nichole Flynn. He indicated that Nichole would provide information at our next BOD meeting.

New Business

- There are currently nine picnic tables at the park here in WWE. Four of these tables have been replaced with new tables in recent years and five are the original 33-year-old tables. Following discussion on the condition of the picnic tables and the limited use over the years, Brian moved, seconded by Larry, to remove the five old and deteriorated tables without replacement at this time. Motion carried
- Following discussion, Brian moved, seconded by Guy to accept Santos Lawn Services LLC's bid of \$4,950 plus tax for 14 mowings of the park and three prunings of the landscaping at the gate for the 2024 growing season. Motion carried
- Larry moved, seconded by Guy, to give a \$300 donation to the New Beginning Church for the use of their meeting space for the past year for our BOD and GM meetings. Motion carried A check for \$300 was given to Guy to be forwarded to the church Pastor.
- The following BOD and GM 2024 meeting schedule was discussed and approved.

White Water Estates approved Meeting schedule for 2024

Monday, February 5th, 7:00 p.m.--Board Meeting

Monday, April 1st, 7:00 p.m.--Board Meeting

Saturday, April 27th, 10:00 a.m.--General Membership Meeting

Monday, June 3rd, 7:00 p.m.--Board Meeting

Tuesday, September 3rd, 7:00 p.m.--Board Meeting. This meeting is on Tuesday, because Monday is Labor Day.

Saturday, September 28th, 10:00 a.m.--General Membership Meeting

Monday, October 7th, 7:00 p.m.--Board Meeting

Monday, December 2nd, 7:00 p.m.--Board Meeting

Motion to adjourn at 8:30 pm by Larry, seconded by Guy

Respectfully submitted by Secretary Steve Braegelmann