

**White Water Estates (WWE)
General Membership Meeting
September 30th, 2023
Roy New Beginning Church**

Bill Russell/ President – present
Steve Braegelmann/Secretary/Treasurer – present
Allen Damberger – present
Ron Lunderville – absent

Guy Engelbart/Vice President – present
Larry Anderson – present
Nichol Flynn – present
Brian Kainu - present

Meeting called to order by Bill Russell at 10:00 am.

21 lots represented

Committee Reports

Architectural (Larry Anderson)

- A couple sheds have been approved.
- Several tree removals were approved.
- Larry reminded everyone to get prior approval for fencing, building and painting.
- The best communication with Larry and his committee is through email.

Covenant Enforcement- (Brian Kainu)

- Brian is working on an above ground propane tank issue.
- The owner of the old RV that has been setting on lot 7-I for years is awaiting title to the vehicle so he can have it towed away.

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

- The in gate was grazed by a trailer as it was passing through on May 10th. The trailer caught on the gate sensing edge and tore it from the gate. A temporary wire splice repair was made that same day and the gate was back in operation. A permanent repair was completed May 19th with parts on hand. These repairs were made at no cost. A service call for this repair would have been approximately \$650 with a likely waiting period of 10 days to two weeks. Other than that, the gates were trouble free.
- Lawn Boys have been doing a good job mowing and trimming at the park. The last mowing will be in October.
- The arena is in good shape and weed free at this time.
- The fall road shoulder and arena weed control spraying has not yet been scheduled.
- 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 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 showing signs of age, with some already rotted off and others very fragile.
- The gate on the trail at the entrance to the wooded area behind lot 21 in WWII was removed from its hinges and tossed to the side for some unknown reason earlier this spring. The gate has since been rehung at no cost and has not been tampered with since.
- There is a sprinkler system malfunction at the gate area. It appears that there is a shutoff valve solenoid malfunctioning but so far, the underground valve has not been located. There were several attempts to have a sprinkler system specialist come out to locate but they are very difficult to schedule due to their workload. In the meantime, manually watering of that area has been done.
- Recently four new replacement sprinkler heads have been purchased. 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.
- 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. No repair was required on the bricks.
- The stop sign and road signs at the intersection of 99th and 346th St, along with the sign post, were stolen several months ago. A new post was purchased. A stop sign that was on hand from a previous order was posted shortly after they went missing. New street signs were ordered and posted in early August. Cost of the street signs and post was \$301.50.
- A rotted off mailbox stand post was replaced in July. Two posts were purchased at a cost of \$121.30.

Neighborhood Watch- Jim Harrold

- There have been concerns about shooting in the area near WWE. The Pierce County deputy that patrols here in WWE has verified that the property to the east of our community is a legal shooting area and the residents of that area have an established safe target shooting area.
- Jim does follow-ups on reports received from community members. The prowler in WW-II caught on doorbell cam and reported to police now has his picture posted at local police stations.
- On July 9th-10th there were two wood carvings stolen in WW-I. A police report was filed.

-July 17th a car alarm sounded in WW-II. The vehicle owner found evidence of attempted entry to the vehicle. Also, a van parked in the driveway a couple houses down from there was seen with all doors open. The owner said the doors possibly may have been left open by her children. She indicated that it appeared there was nothing missing from the van.

-On September 4th several teenagers were caught on doorbell cam doing a ding-dong ditch. The individuals did not appear to be WWE residents.

-On a recent walk down near the river Jim met a man that had set up a little blind with a hammock strung between trees. Jim told him that he needed to leave as he was on private property. A follow-up check the next day found the blind, hammock and person were gone.

-Jim reminded everyone to keep things locked up, be vigilant and report things of concern. He has an email list of residents interested in receiving his community alerts. Anyone interested and not yet on his list please get with Jim.

-The community members thanked Jim for his timely and valuable information email he sends out.

Approval of Minutes of last GM Meeting

Minutes from the April 22, 2023 GM 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 asset 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 25, 2023 there was only one lot still owing full 2023 dues and fees and progress is being made toward full payment on that lot.

-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. Cost of the annual audit and tax prep was \$2,600.

-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 approved by the BOD 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 approved by the BOD, a \$36k Timberland bank CD was renewed on June 29th. It is an 11-month term at 3.56% interest maturing May 29, 2024.

-As approved by the BOD, a \$32k Timberland bank CD was renewed September 6th. It is a 7-month term at 4.74% interest maturing April 1, 2024.

-We will be discussing our 2024 proposed annual budget under new business today. There are three upcoming road projects listed in that budget that were approved by the BOD that will need authorization by the General Membership to fund.

Unfinished Business-

-Revised Code of Washington (RCW) supersedes Home Owner Association (HOA) Covenants, Conditions & Restrictions (CC&Rs) and By-Laws. HOAs are governed by RCW 64.38 which provides that regardless what the covenants and bylaws say, special assessments and regular assessments are set as follows: the Board reviews and passes a budget and that budget must contain all of the information required by the statute. Then that budget, together with all the required information, is sent to each member in advance of a hearing on the adoption of the budget, which the hearing and notice cannot be less than 14 nor more than 60 days from the hearing on the approval of the budget. At the hearing date, regardless of whether or not a quorum shows up, unless a majority of all of the members either voting in person or by proxy reject the budget it is approved. This is true of both a special or regular budget and assessment. The applicable statutes are RCW 64.38.025 and 64.90.525 which became effective June 1, 2018.

-The BOD has contracted with Reserve Date Analyst to conduct a professional reserve study. It is a level I study which includes a site inspection, component inventory, component cost estimate, funding plan and current funding status. Cost of this study is \$2,450 with an option for a level III update study in years 2 and 3 at this year's locked in price of \$450. Multi-year agreements are only invoiced as services are completed.

New Business-

-There was discussion as to whether our bookkeeper Lola May is bonded and insured. Corky Harper moved, seconded by Brian Kianu, to request whether bookkeeper Lola May is licensed, bonded and insured and, if not, is she willing to be licensed, bonded and insured. If not then we need to research other bookkeeper options. Motion carried

-The 2024 Annual Budget was discussed. Blake Schwartz moved, seconded by Ann Coon to ratify the Budget as written. Motion carried

-The BOD approved the following three road projects at their September 5, 2023 BOD meeting which require general membership funding approval: asphalt patching approximately \$12,600, road shoulder dressing approximately \$7,000 and asphalt crack sealing approximately \$7,500. Following discussion, Blake Schwartz moved, seconded by Ann Coon to fund all three BOD preapproved road repair projects. Motion carried

-The BOD has decided to have attorney Bryce Dille align our CC&Rs and By-laws with current RCWs. President Bill Russell indicated that his communications with Mr. Dille shows the cost of this document update will be between \$600 and \$1,200.

-There was a request that the deteriorating two rail fence at the park be placed on the Spring GM Meeting agenda. The question is, should we consider just removing the fence rather than replacing it?

Motion to adjourn at 11:45 am by Guy Engelbart, second by Gary Johnson

Respectfully submitted by Secretary Steve Braegelmann