

White Water Estates General Membership Meeting April 22th, 2023

Ron Lunderville/President – present (late arrival)
Steve Braegelmann/Treasurer – present
Allen Damberger – present
Audry Henning Secretary – present
Nichol Flynn – present

Guy Engelbart/Vice President – present (late arrival)
Larry Anderson – present
Bill Russell – present
Brian Kainu - present

Meeting called to order by Larry Anderson at 10:05 am. (In the absence of the President & Vice President)

34 lots represented

Committee Reports

Architectural (Larry Anderson)

-Larry requested that Architectural Committee (AC) requests be sent to himself, Guy Engelbart or Bill Russell via email as the response will be quicker than regular mail. If you plan to paint, install fencing or do other improvements be sure to complete an AC Form and send the Committee your plans for approval prior to starting your project. Larry will be happy to assist with any questions that may arise.

-The Committee is currently working on a letter to better clarify the requirements for outbuilding construction.

Covenant Enforcement- (Brian Kainu)

-No report. There are a couple outstanding covenant violations. Brian is catching up on those to get everything updated.

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

-The gates have been trouble free since their installation a year ago.

-Mowing of the park has begun for this season. Due to a major increase in price by Diamond Lawn Service the Board decided to get several bids from other contractors. Of the four quotes received Lawn Boys was the most reasonable priced at \$432 per mowing. The Board decided to give Lawn Boys a try and so far things are working out just fine.

-The two rail park fence was struck by a car on December 4th due to icy roads. A \$1,088.85 repair bid from Kiwi Fence was submitted to the driver's Insurance which was accepted and paid by Geico. The \$1,088.85 was deposited into our Key bank saving account on January 17th. The fence has been repaired, along with another unrelated, previously broken rail.

-Larry and Lisa Anderson's son Noah and his Eagle Scout team built two new picnic tables at the park recently. Noah presented this Scout project to the board and it was approved by the Board prior to start of the project. Total cost was \$637.02.

-The arena is in good shape and weed free. The spring arena and road shoulder weed control spraying was completed April 7th by Senske Services. I was notified by Jeff Blackner from Senske Services that they had an 8% across the board increase in pricing for this year. Jeff agreed to hold White Water's increase at 4%. The cost for the recent arena and road shoulder spring spraying was \$1,183.70.

-A mailbox stand in WW-I was struck by a car last fall. The broken post was replaced the next day with parts already on hand.

-The trails are all in good usable shape at this time. There were several fallen trees across the trails in the wooded area of WW-II that had been left there to discourage four wheelers and other wheeled vehicles from using our trails. Following a notice from a homeowner that her horse was unable to traverse the fallen trees, a short section of the trees in question was removed for easier traveling and yet hinder the use by wheeled vehicles.

-There has been concern expressed about dogs charging the fence line and frightening horses and riders using the trails, as they approach and pass by. A resident was thrown from her horse and seriously injured when her horse bolted in fright a few months back. Let's all do our part to respect our neighbors and keep our community safe.

-A friendly reminder to all residents that it is the responsibility of the lot owner to maintain the section of trail on their property line and to maintain minimum roadway clearance as described in the White Water Estates Roadway Clearance Requirements Letter dated August 23, 2008. A big thank you to all who have been and are continuing to meet these requirements.

Neighborhood Watch- Jim Harrold

-Nov. 6th Cars rifled through

-Nov. 9th Mail Theft

-March 25th WWII resident was notified there was an unknown person trying to get into their residence. They spoke with the sheriff. April 16th the person returned. 911 was called.

Approval of Minutes of last GM Meeting

Chris made a motion and Caroline 2nd to except the meeting minutes as written. **Motion passed**

Treasurer's Report (Steve Braegelmann)

-Looking back at 2022; the December balance sheet shows we ended the year with \$31,978.10 in checking/savings, \$1,954.18 remaining in accounts receivable and \$252,446.88 in reserve CDs. Total current assets were \$286,379.16. Under other assets we show -\$2,184 allowance for bad debt, \$1,862.67 in prepaid insurance and \$105 in prepaid taxes for a total other assets of -\$216.33. Year's end total assets were \$286,162.83.

-December Profit & loss sheet shows that we were able to stay pretty well within our budget on most of our budgeted items. We were a bit over budget for audit & tax prep fees, postage & delivery and rent expense. Telephone expense was \$706.16 over budget for the year due to the addition of long distance service at the gate entry control panel.

-Total admin expenses were \$6,751.88 below budget. Total budgeted repairs were \$7,838.86 below budget. Total common area other maintenance was \$1,059.24 below budget and security was \$2,900 below budget. Total utility expense was \$512.05 over budget.

-We had a total income of \$ 53,146.29. We completed a major unbudgeted gate replacement project at a cost of \$69,191.28 in 2022. Due to this expense we spent a total of \$91,803.35 in 2022 which put us \$50,153.35 over budget with a net income of -\$38,657.06 for the year.

-As of December 31, 2022 there was only one lot still owing dues, along with late fees and interest, and progress is being made with monthly payments.

-A review of the March 31, 2023 Balance Sheet shows \$43,300.02 in checking/savings, \$281,897.40 in CDs with \$14,070.45 remaining in accounts receivable. As of April 22, 2023 there were 6 lots still owing full 2023 dues and 28 lots still owing half 2023 dues.

-The Profit & Loss Report shows we are on budget so far this year. As of today's date we have no major unbudgeted projects scheduled for the current year.

-As approved at our February 6 BOD meeting, \$28,500 was withdrawn from our Key bank saving account on February 14th and deposited in a new \$28,500 eleven month Timberland bank CD earning 3.56% interest.

-On March 6th a \$27K Key bank CD that was earning 0.05% interest was cashed out and put in a new 13 month CD earning 4.0% interest, as approved by the BOD.

-We have nine CDs at this time, five at Key and four at Timberland. All renewal dates fall between May 2023 and April 2024. Most CDs are now earning 3.2% or better interest

-I wrote a retainer check for \$500 and another \$399.50 check for a total of \$899.50 to Beyler Consulting LLC for Civil Engineering Director Jim Cook's site visit and report on our roads. Total cost of the engineer's site visit and one page report was \$899.50.

-The Annual Secretary of State Nonprofit Corporation Report was filed with the Washington State Secretary of State April 2, 2023. The fee for this filing was \$20.

-The cost of our 2021 annual audit and tax prep was \$2,450. The 2021 Federal income tax refund of \$766.85 has been received and was deposited in the Key bank savings account on November 29, 2022.

-I received a draft copy of our 2022 annual audit and Federal tax return a few days ago. The cost for the audit and tax prep was \$2,600. I am happy to tell you that there were no negative findings. Total tax for 2022 was \$0 so the \$205 in estimated tax we had paid for 2022 has been credited to 2023's estimated tax.

-A \$2,900 deposit was made in Key bank saving account 28 March. This was from sale of the old gates. This \$2,900, along with the \$1,600 savings we were able to get on the original billing for our new gates by keeping the gates instead of Tacoma Iron Work having to recycle them, has reduced the cost of our gate update project by a total of \$4,500.

Old Business-

-Results of the road study— Steve met with civil engineer Jim Cook to look over the roads in Whitewater. Jim gave us a one page report on his inspection. His findings were that Phase 1, from highway 507 to WW-II entrance, has the immediate issues. He recommended a new overlay and subgrade work soon. Phase 2, from WW-II entrance back to WW Blvd. to be evaluated for overlay in 5 to 7 years and Phase 3, all of WW-II, to be evaluated for overlay in 10 to 14 years.

New Business-

-Annual Board election results: Nichoal Flynn was elected as a new member to the board of Directors and Bill Russell & Steve Braegelmann were both reelected, all for three year terms.

-The board recommend dues increase of \$300/year. After much discussion against raising dues and for raising the dues \$300 and higher, it was decided to wait on a vote till we talk with our attorney about if CCnR's supersede the bylaws. Buryl made the motion "**Postpone the vote on dues increase until the spring general membership meeting. Notification will be sent out and/or posted online referencing the reserve study results. People who can't attend the meeting can vote with proxy**" seconded by Caroline. Discussion followed – It was brought up that our reserve study is already outdated. Lisa brought up that proxy can only be used at the meeting. Ballots will not be mailed out. Chris moved that we vote on current motion. Caroline 2nd.

Vote was taken on the original motion and **passed**.

-John Bauer made a motion to repair the deteriorated cul-de-sac at 339th St CT S. Caroline 2nd.

Discussion was to wait with this repair till the section 1 overlay project for more favorable pricing when combined. John left the meeting before an amendment could be made to combine the two. Vote: No.

Motion to adjourn at 12:35 pm by Brian Kainu and 2nd by Nicole Flynn

Respectfully submitted by Secretary Audry Henning/Steve Braegelmann