

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

Ron Lunderville/President – present
Guy Engelbart/Vice President – present
Steve Braegelmann Treasurer – present
Audry Henning Secretary – present

Larry Anderson – absent
Allen Damberger – present
Bill Russell – present
Brian Kainu – present
Nichoal Flynn - present

Meeting called to order by Ron Lunderville at 7:08 pm.

Committee Reports

Architectural (Larry Anderson)

-Absent. No report given.

Covenant Enforcement (Brian Kainu)

-A dog from lot 16-I came out of the yard aggressively. Brian informed them that they need to file a report with the police/animal control and the HOA. At this time nothing has been filled. Attempts have been made to contact the dog's owner but nothing has been successful.

-Brian has worked with the home owner of lot 6-I on the broken down camper. It will be removed in the next couple of weeks.

-Lot 28-II still owes for 2+ years of back fees for their illegal carport. Ron will look for the exact dates and a registard letter will be sent with a balance owing. Waiting to send a bill till the board knows what the AC committee has or hasn't approved.

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 completed at no cost. Other than that the gates were trouble free.

-The park mowing is working out well so far. The mowing last week has left quite a bit of clipping but that should get better as the growing slows down with the dry hot weather.

-The arena is in good shape and weed free at this time.

-The trails are all in good usable condition. There is a need for a bit of branch trimming again. The gate on the trail at the entrance to the wooded area behind lot 21 in WW-II 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.

-It appears that a neighboring party next to WW-II's north boundary has cut a small section out of our boundary fence and installed a walk through gate. Ron and Steve have attempted to contact the property owner.

Neighborhood Watch (Jim Herold)-present

-The suspicious guy in WW-II hasn't been spotted since the March 25th incident. Nothing else to report.

Approval of Minutes of last BOD Meeting

Minutes from the April 3rd, 2023 BOD Meeting were approved.

Treasurer's Report (Steve Braegelmann)

- As of May 31, 2023 there was \$41,116.36 in checking/savings, \$283,007.29 in CDs and \$9,101.71 remaining in accounts receivable. There are three lots still owing full dues and 28 lots still owing half 2023 dues. Total current assets were \$333,275.36 with \$324,173.65 of that in funds available.
- The Profit & Loss Report shows we are pretty well on budget as of May 31st.
- There is a Timberland bank \$33k CD that matured May 29 and is still in the renegotiating window. We also have a \$35k CD that matures June 29 and a \$32k CD that matures Sep 1. The following Timberland rates were available as of Jun 2nd, 4 month @ 4.44%, 6 month @ 4.00% and 11 month @ 3.56%.
- The 2022 annual audit is complete and the fee of \$2,600 has been paid. A draft copy of the audit has been provided to each Board member.
- The 2023 annual audit cost will increase to \$2,700. It is time to complete and send the audit engagement letter for our 2023 audit.
- The 2022 signed Form 1120-H was mailed to the IRS prior to April 15. The 2022 Federal taxes due was \$0.00, so the \$105 in prepaid tax for 2022 has been credited to 2023 estimated tax.
- The April and May bank statements are available for BOD review.

Unfinished Business-

- Ron will be contacting the attorney regarding feed back from the general membership meeting regarding if CCnR's supersede the bylaws.
- Steve B. made the following motion that Ron ask the attorney; "When voting on an increase in annual HOA dues to maintain our required reserve fund balance as per RCW. Do we follow CCR, Article IV Section 2 (d) and have a vote by mail requiring a majority of all lot owners or do we follow By-laws, Article IX Section 1 and have a vote at a General Membership Meeting requiring a majority of those lot owners present at that meeting to increase our dues?" 2nd By Bill. Motion Passed

New Business-

- Ron has noticed an increase in horse manure on the roads. Requests that horse and dog owners pick up poop off the roads. Steve will put a message on the reader board by the gate.
- There was a hole cut in and a gate placed in the Whitewater II north boundary fence. The homeowner (outside of Whitewater) thought he owned the fence. He put a gate in to trim his bushes that had grown through the fence onto WW property. The board requests he put the fence back up. The board didn't feel a letter needed to be mailed at this time. Any bushes or trees that grow into a WW boundary fence would be the corresponding homeowners responsibility to keep the trail clean.
- Ron is checking into when the fines started on lot II-28 illegal carport. It has been at least 2 years since the fines started.

Election of officers

- Allen made the motion for Brian Kainu for the position of president. 2nd by Nichoal. Favor-3, Against- 3 Motion Failed**
- Steve made the motion for Ron Lunderville for the position of president. 2nd by Guy. Favor-3, Against- 3 Motion Failed**
- Allen made the motion for Guy Engelbart for the position of vice-president. 2nd by Ron. Motion passed**
- Allen made the motion for Steve Braegelman for the position of secretary. 2nd by Ron. Motion passed**
- Allen made the motion for Steve Braegelman for the position of treasurer. 2nd by Guy. Motion passed**
- Steve made the motion for Bill Russell for the position of president. 2nd by Ron. Motion passed**

Motion to adjourn at 8:46 pm by Guy Engelbart, seconded by Ron Lunderville

Submitted by secretary Audry Henning