

**White Water Estates (WWE)
Board of Directors (BOD)
Jun 6, 2022**

Ron Lunderville/President – present
Guy Engelbart/Vice President – present
Steve Braegelmann/Secretary/Treasurer – present
Larry Anderson – present

Bill Russell – present
Allen Damberger – present
Audry Henning – present
Brian Kainu – present

Meeting called to order by Ron Lunderville at 7:00 pm.

Committee Reports

Buryl Dooley presented the draft Letter to better clarify the guidelines and requirements for RV structures that he and Guy Engelbart have been working on since our last BOD meeting. Buryl will make changes reflecting the input from the Board and then send his final draft Letter to the BOD.

Architectural (Larry Anderson)

- Lot 16-II submitted a request to build a garden shed. This structure has been approved.
- Construction of a horse shelter that was in progress on lot 22-II, without approval of the Architectural Committee, has been stopped and the lot owner has removed it since it did not meet the CC&R requirements.

Covenant Enforcement (Ron Lunderville)

- A greenhouse was recently constructed on lot 47-1 without submission to or approval of the ACC.
- Audry Henning, Allen Damberger and Brian Kainu have volunteered to join the Covenant Enforcement Committee.

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

- Our gate replacement project is now complete. The old gates were removed on April 5th and the new gates were installed on April 6th and 7th by Tacoma Iron Work. The gate automation was installed on April 7th and 8th by Guardian Gates. Due to a problem with a free exit loop the gates were not put into service until April 15th. Following troubleshooting of the failed loop Guardian Gates installed a new loop and made final adjustments on April 15th and the gates were once again operational.
- The park mowing is going well. There was a question recently about whether the grass clippings would be collected following each mowing. We are currently paying \$222.50 per mowing twice a month. If the mowing contractor is required to collect and haul off the clippings the cost per mowing would increase to \$750 and the number of mowings would increase from twice a month to weekly. This would increase the monthly charge from \$445 plus WSST to \$3,000 plus WSST.
- The arena was sprayed for weed control by All Seasons on May 11, 2022 along with the spring road shoulder weed control spraying. The cost for the arena was \$361 and for the shoulders was \$820.
- The trails are in good usable shape at this time. Recently Jim Herold and Steve Braegelmann did some garbage cleanup in the wooded area of WW-II near the river.
- The white fence along Hwy 507 was struck by a vehicle that lost control on the morning of May 2nd. A State Patrol accident report was filed and the driver was sighted. Damage to the fence was very minor so a claim was not filed. The fence was repaired that same day, at no cost, using parts already on hand, with the assistance of the young man that was driving the vehicle which struck the fence.

Neighborhood Watch (Jim Herold)-present

- On the evening of June 2nd there was a women found sleeping near the river at the park in WW-I. When confronted, the individual left the area.

Approval of Minutes of last BOD Meeting

Minutes from the April 4, 2022 BOD Meeting were approved as written.

Treasurer's Report (Steve Braegelmann)

- A review of the balance sheet as of May 31, 2022 shows \$37,133.59 in checking/savings and \$252,208.31 in CDs with \$11,754.18 remaining in accounts receivable. Total current assets were at \$301,096.08. Total funds available were \$289,341.90.
- There were five lots still owing full 2022 dues and 32 lots still owing half 2022 dues as of June 3, 2022.
- To date our admin expenses are within budget. Common area expenses are well over budget due mainly to our gate project.
- Utility expenses are also over budget a bit due to increased phone billing as a result of long distance service being added for cell phone gate entry.
- Our 2022 audit is still in work by Newman CPA.
- We have a \$36k CD maturing June 18, 2022; a \$35k CD maturing June 21, 2022 and a \$17k CD maturing July 24, 2022.
- The annual filing with the Secretary of State (SOS) for nonprofit corporations was completed and mailed April 12, 2022. A notice of delinquency was received on June 1st stating that our corporation status is no longer active. This is most likely due to the understaffing in the SOS offices.
- The April and May bank statements were available for BOD review.

Unfinished Business

- Our gate replacement project is now complete. On April 5th the old gates were shut down and prepped for removal. Tacoma Iron Work removed the gates and installed the new gates on April 6th and 7th. Guardian Gates installed the gate automation equipment on the 7th and 8th. The gates were not put into service until April 15th due to the free exit loop failure. Guardian Gates was back out here on the 12th and 14th to troubleshoot and verify the cause of loop failure prior to loop replacement. They returned the next day to cut in and install a new loop. The gates were put into service and the gate replacement project was completed on April 15th. Total cost of this project was \$69,191.28.
- The proposed Letter to better clarify the guidelines and requirements for RV structures was presented by Buryl Dooley (lot 58-I). Following lengthy discussion Burly agreed to make the recommended changes and forward the final version of this Letter to the BOD.

New Business

- Following discussion on the park mowing, since the park mowing is already under contract and the grass clippings will decrease significantly as the weather turns dryer and warmer the BOD has decided to continue with the current mowing schedule.
 - The BOD has decided to renew the three CDs maturing in June and July for a six month term since the current interest rate remains unchanged at 0.05 percent.
 - Stowing of garbage, recycling and yard waste containers was discussed. Article III Section 12 requires these containers be stowed within screened enclosures. There are many lots here in our community that have these containers left out in front of their house/garage in plain view from the street. The BOD recommended that a message be posted at the gate reminding all residents of our CCR requirements.
 - Our By-Laws require that the annual election of Officers to the BOD be conducted at the first BOD Meeting following the Spring GM Meeting.
- Guy Engelbart nominated Ron Lunderville for President, seconded by Audry Henning. Motion carried
Allen Damberger nominated Guy Engelbart for Vice President, seconded by Audry Henning. Motion carried
Allen Damberger nominated Audry Henning for Secretary, seconded by Brian Kainu. Motion carried
Allen Damberger nominated Steve Braegelmann for Treasurer, seconded by Guy Engelbart. Motion carried
Our BOD officers for the new term are President: Ron Lunderville, Vice President: Guy Engelbart, Secretary: Audry Henning and Treasurer: Steve Braegelmann.

Motion to adjourn at 9:17 pm by Guy Engelbart, seconded by Audry Henning

Respectfully submitted by Steve Braegelmann