

**White Water Estates (WWE)
Board of Directors (BOD)
Apr 4, 2022**

Ron Lunderville/President – present
Guy Engelbart/Vice President – present
Steve Braegelmann/Secretary/Treasurer – present
Bill Russell – present

Larry Anderson – absent
Allen Damberger – present
Audry Henning – absent

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

Committee Reports

Buryl Dooley, lot 58, requested a few minutes at this BOD Meeting to discuss covenant enforcement procedures related to RV structures. Following discussion Buryl was asked to assist the Architectural Committee in drafting of a Letter to better clarify the guidelines and requirements for RV structures.

Architectural (Larry Anderson) absent
-No report.

Covenant Enforcement (Ron Lunderville)
-The violation issues addressed in a letter to the owner of lot 31-II have been resolved.
-The owner of lot 28-II has not yet removed the metal car/boat cover.

Gate, Park, Arena and Trail Maintenance (Steve Braegelmann)
-A new park mowing contract has been signed and mowing of the park has begun.
-The arena and road shoulder weed control spraying will be accomplished as soon as weather permits. Corey indicated that the price will be the same as last year.
-The trails are in good usable shape at this time.
-The annual test of the backflow prevention valve for the sprinkler system at the gate was done on March 16, 2022. The valve passed inspection.
-A \$17,297.82 check was written to Tacoma Iron Work on March 10th. Gate construction was still in progress at that time. To date we have paid \$32,297.82 toward the gate project. The safety loops were cut into the roadway and installed on March 25th. If things stay on schedule Tacoma Iron Work and Guardian Gates will be out installing the new gates later this week.

Neighborhood Watch (Jim Herold)-present
-There was a report of a recent cougar sighting on the trail near the entrance to our community.

Approval of Minutes of last BOD Meeting
Minutes from the February 7, 2022 BOD Meeting were approved as written.

Treasurer's Report (Steve Braegelmann)
-As of March 31, 2022 there was \$75,303.41 in checking/savings and \$252,150.84 in CDs at Key and Timberland banks with \$13,204.18 remaining in accounts receivable. Total current assets were at \$340,658.42 with \$327,454.25 of that in funds available.
-As of April 1, 2022 there were eight lots still owing full 2022 HOA dues and 32 lots still owing half dues.
-We are well over budget in common area maintenance due to our gate project.
-We are also over budget for telephone expenses due to the addition of long distance service at the gate to accommodate out of area cell phone access at the entry control panel.
-Our 2021 audit is still in work by Newman CPA. All information requested by Newman has been forwarded to them. A notice from Newman CPA was received on March 31st informing us that they have filed an extension moving the filing deadline from April 17th to October 17, 2022. WWE HOA has no tax due with the filing of this extension and no further action is required on our part at this time.
-The February and March bank statements were available for BOD review.

Unfinished Business

-The park mowing contract with Diamond Lawn Service has been renewed. The cost per mowing has increased from \$192.50 to \$222.50 due to the increased cost of fuel.

-Jim Herold will present the results of the Reserve Study Committee's findings and recommendations at our spring GM Meeting.

-The Reserve Study Report has been sent to Newman CPA for our annual audit.

-Our gate project is coming along well. The electricians came out February 9th and provided high power voltage to the gate operator pad locations. On February 17th Guardian Gate and Tacoma Iron Work prepped the site for the operator mount pads and poured the concrete pads the following day. The gate fabrication process was also in work at that time. On March 10th a second payment of \$17,297.81 was made to Tacoma Iron Work. On March 25th Guardian Gate cut and installed the seven safety loops. If things stay on schedule installation of the new gates should begin later this week.

New Business

-The 2022 BOD election ballot was approved for mailing.

-The April 23 GM Meeting agenda was discussed and approved for mailing.

-Steve Braegelmann moved, seconded by Allen Damberger, to combine the Fence, Gate and Road Funds into a single Reserve Fund as recommended by the Reserve Study Committee dated December 6, 2021. Motion carried

Motion to adjourn at 9:08 pm by Bill Russell, seconded by Guy Engelbart

Respectfully submitted by Steve Braegelmann