

**White Water Estates (WWE)
Board of Directors (BOD)
April 3rd, 2023**

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

Larry Anderson – present
Allen Damberger – present
Bill Russell – present
Brian Kainu – present

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

Committee Reports

Architectural (Larry Anderson)

- The greenhouse on lot 1-I has been approved by the AC.
- Other homeowners have talked with the AC committee but no plans have been submitted.

Covenant Enforcement (Brian Kainu)

- The owner of lot 29-II, that was bitten by a dog from lot 16-I, had been communicating with the dog's owner but it appears that communication has stopped. Brian informed them that they need to file a report with the police and the HOA.

There is an above ground propane tank on II-21, they received a 3rd and final notice.

The illegal carport on II-28 will be sent one final letter then a lein will be put on the property.

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

The gates have been trouble free since our last meeting.
The trails are all in good useable condition.

The arena is in good shape and weed free at this time. Weed control spraying is scheduled for some time this week.

A bid for park mowing was solicited and received from all three local businesses that came recommended to Steve. Of the four quotes received, Lawn Boys was the most reasonably priced. Following email communication discussing the bids, a decision was made to sign a contract with Lawn Boys to mow on the same schedule as we have for the past number of years. The mowing schedule is two mowings per month, April through September with one mowing in March and one mowing in October. The cost per mowing is \$342.80 plus tax to be paid in 12 monthly payments of \$400 each plus tax. Brin, the owner of Lawn Boys, said that they use mulching blades on their mowers so that should reduce the clippings that have become such a concern in the past year.

Steve recently purchased a 50lb bag of casoron weed control for application in the landscaping at the gate at a cost of \$246.51. The spring application was completed last week.

The spring road shoulder weed control spraying by Senske Services is scheduled to be done this week.

The annual backflow test on the Sprinkler system at the gate was performed on 27 March by Lacey Backflow Irrigation LLC at a cost of \$60. The system checked good.

The two new picnic tables at the park look very nice. Larry's team of Eagle Scouts did an excellent job building the tables. Thank you Larry and Noah!

Neighborhood Watch (Jim Herold)-present

- There was a suspicious guy in WW2 March 25th. The initial reports were he rang the door bell but after further review he had not. He pulled his sleeve over his hand and attempted to go into a house. The home owner had called their neighbor who asked him to leave. After a few calls were made Jim Harold and Bill Russell followed him out of the community. The officer who patrol's Whitewater was notified. He will make his presents known in the coming weeks in the area.

Approval of Minutes of last BOD Meeting

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

Treasurer's Report (Steve Braegelmann)

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. There are 13 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 approved at our February 6 BOD meeting, \$28,500 was withdrawn from our Key bank saving account on February 14 th and deposited in a new \$28,500, 11 month Timberland bank CD earning 3.56% interest. On March 6 th 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. The renewal dates at Key are \$37k matures Jan 18, 2024, \$35k matures Jan 21, 2024, 33k matures Feb 22, 2024, \$17k matures Feb 24, 2024 and \$27k matures Apr 7, 2024. The renewal dates at Timberland are \$33k matures May 29, 2023, \$28k matures Jan 14, 2024, \$35k matures Jun 29, 2023 and \$27 matures Sep 1, 2023.

The February and March bank statements were available for BOD review.

As approved by the BOD, the \$25 late fee and \$8.73 finance charge on lot 25-I for a two month late HOA dues payment in 2020 has been dropped. This was the first and only time that this long time resident had a late HOA dues payment.

Steve 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 yesterday. The fee for this filing was \$20.

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 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.

Unfinished Business

-Larry Anderson indicated that the picnic table project at the park is complete. The project came in under budget. Discussion on fixing/updating the other tables. No one knew if the other tables were ever used. Nothing decided.

-Steve met with Jim Cook to look over the roads in Whitewater. Jim gave us a one page report on his inspection. His findings were Phase 1 has the immediate issues. He recommended a new overlay and subgrade work soon. Phase 2 to be evaluated for overlay in 5 to 7 years and Phase 3 (WWII) to be evaluated for overlay in 10 to 14 years. Full report will be attached.

After looking at the road report the board had a long discussion about dues needing to be increased. We are looking at having first phase done in 2024. The board feels it will cost somewhere between \$300k-\$325k to get the first phase done. Leaving only another 5-7 years to save for the second phase. After the discussion Brian made a motion the board recommends "starting in 2024 the yearly dues will increase to \$750/year. Re-evaluation to be done every year." Second by Guy. Motion passed 7 in favor, one opposed. Ron did not feel going to \$750/year would be enough.

New Business

Motion to adjourn at 9:18 pm by Guy Engelbart, seconded by Brian Kainu

submitted by secretary Audry Henning