

**White Water Estates (WWE)  
Board of Directors (BOD)  
Apr 1, 2024**

Bill Russell - President – present  
Guy Engelbart - Vice President – present  
Steve Braegelmann - Secretary/Treasurer – present  
Brian Kainu – present

Larry Anderson – present  
Allen Damberger – present  
Ron Lunderville – present  
Nichol Flynn – present

Meeting called to order by Bill Russell at 7:03 pm.

**Committee Reports**

**Architectural** (Larry Anderson)

- Approved tree removal on lot 40-I
- Car port on lot 1-I has been approved.
- Larry will initiate a conversation with the owner of lot 29-I about the car port.
- A garden shed on lot 2C has been approved.

**Covenant Enforcement** (Brian Kainu)

- Brian will contact the owner of lot 14-I about Costco type enclosure the renter has on his property.
- Brian indicated that he has had a conversation with the owners of lot 21-I about horse use of the road shoulders.
- Brian indicated that he will follow-up and talk with dog owners if/when he hears complaints about dog/trail issues.

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

- The gates have been trouble-free since our last meeting.
- The park mowing has begun with the first mowing by Santos having been completed March 15<sup>th</sup>. They did a very nice job and the park is looking good.
- The arena spring weed control spraying was completed March 20<sup>th</sup> by Sensky Services at a cost of \$362.47 and the arena is vegetation free at this time.
- In mid-March a windblown tree fell on the WW-I east boundary fence causing damage to the fence. The broken top rail has been replaced and the torn and crushed wire straightened best as possible but the torn and crushed wire still needs replacing. I have obtained a bid of \$300 for labor to replace that section of wire. This bid does not include cost of the replacement wire. I have a short length of wire left over from the fence construction project that should be enough to do this repair. (The BOD approved the \$300 repair.)
- Several top rails on the WW-II north boundary fence that were knocked down by a fallen tree limb have been reinstalled recently.
- The two trees in the brick planter at the gate were pruned recently and are looking good,
- The spring road shoulder weed control spraying was completed March 20<sup>th</sup> by Sensky Services at a cost of \$822.32.
- The stop sign post at the corner of 94<sup>th</sup> and 337<sup>th</sup> was struck by a vehicle on March 26<sup>th</sup>. The stop and street signs were reposted on a new \$30 post the next morning.
- The annual backflow prevention assembly, for the sprinkler system at the gate, inspection was completed by Lacey Backflow & Irrigation LLC on March 19<sup>th</sup>. The valve passed inspection and cost of the inspection was \$60.
- Last Thursday the garbage collection truck dripped wet paint on numerous areas on the roads throughout our community because someone placed wet paint in their garbage can. Lemay sent out a street sweeper in an attempt to clean up the spilled paint. Lemay also asked that we remind everyone that it is not permitted to place wet, uncured paint in the garbage. Uncured paint should be disposed of through established recycling center procedures.
- Hydroseeding & Bark Blowers, Inc (Rockslinger) came out on March 6<sup>th</sup> and 7<sup>th</sup> and placed 54 tons of crushed rock on our road shoulders. On the 6<sup>th</sup> they placed 18 tons @ \$42/ton, six hours of truck & operator time @ \$225/hr and six hours of labor to rake out the rock @ \$42.50/hr. On the 7<sup>th</sup> they placed 32 tons @ \$42/ton and eight hours of truck and operator time @ \$225/hr. Since the results of the labor for raking out the rock were very disappointing on the first day, I cancelled the laborer for the second day and I followed the truck and raked out the 32 tons of rock saving approximately \$375. We saved \$150 on credit card processing fees by paying with check and \$375 in labor for a total of approximately \$525. Because of the savings mentioned above, the total bill was \$6,132.51 and is paid in full. A fourth load at approximately \$2,000 would have put us well over the approved \$7,000 limit.

**Neighborhood Watch** (Jim Herold)-absent

-Bill Russell reported that his neighbor, who was away at the time, noticed someone on his home security camera at 2209pm checking car door handles. He notified Bill and shortly after that the woman was seen on Bill's security cam. When his neighbor arrived home a short time later the two of them drove around the neighborhood and spotted the woman. They detained her until the Pierce County Sheriff deputies arrived on scene. The 41-year-old woman was trespassed from WWE and removed from our community by the deputies. The woman's name is Carol Loree Coolidge and is well known by the Pierce County Sheriff Department for similar type law violations. It appears that at least three vehicles, possibly more, were hit. There were several tools found stashed under a tree that were likely placed there for later recovery.

-The case number for Carol Loree Coolidge is PCSD 2407702312.

-We have experienced these types of things from time to time so be sure to keep things locked up and don't leave anything of value in your vehicles. It is not a good idea to leave your garage door remote controls in a car outside your garage as this gives free access to your home if your car is entered.

**Approval of Minutes of last BOD Meeting**

Minutes from the February 5, 2024 BOD Meeting were approved as written.

**Treasurer's Report** (Steve Braegelmann)

-The balance sheet as of March 31, 2024 shows \$52,544.01 in checking/savings, \$290,952.69 in CDs with \$11,226.71 remaining in accounts receivable.

-The Profit & Loss Budget vs. Actual shows we have \$2,754.65 in earned interest this year to date and \$200 in late fees. A \$225 dues check bounced in February due to insufficient funds. That was followed by a \$225 cashier's check in March.

-The \$60 under landscape maintenance is payment for the backflow valve annual inspection.

-As of March 31<sup>st</sup> it shows that we have spent \$700 on Security patrolling. This does not include the \$250 submitted for March patrols.

-The \$6,192.51 under reserve fund, roads is the payment to Rockslinger for shoulder repairs.

-There are 10 lots still owing full 2024 dues and 25 lots still owing half 2024 dues.

-A \$17k Key Bank CD was renewed on Feb 26 for an 8-month term at 5% interest, maturing Oct 24, 2024.

-A \$34k Key Bank CD was renewed on Feb 26<sup>th</sup> for an 8-month term at 5% interest, maturing Oct 22, 2024.

-We have a \$33k Timberland bank CD that matured today, April 1<sup>st</sup> that we need to renew. Current Timberland rates are 4.74% for a seven-month CD and 4.44% for a four-month CD.

-We have a \$28k Key bank CD that will be maturing April 6<sup>th</sup> that we need to renew. Current Key CD rates are 5% for a nine-month CD and 4.5% for a 14-month CD.

-Our 2023 audit by Newman CPA is still ongoing. All documents requested by Newman CPA have been submitted by Lola and me. I spoke with Denton Thursday. If the audit and tax prep is not completed by April 15<sup>th</sup> they will submit an extension for our taxes.

-The February and March bank statements are available for BOD review.

-Steve suggested we drop the \$8,203 funds due from/to under [other assets] and the \$972 under [contract liabilities-reserve] from the balance sheet. Show total of all CDs as reserve fund on the balance sheet under [contract liabilities] and show the current year's budgeted reserve fund contribution of \$27,750 under [contract liabilities reserve]. These numbers to be updated monthly.

-Any funds spent from the reserve fund would be first subtracted from the contract liabilities budgeted reserve of \$27,750. prior to the contract liabilities (CDs). Example: \$12,487.71 spent from our reserve fund for asphalt patching would be subtracted from the budgeted reserve of \$27,750 reducing the contract liabilities budgeted reserve to \$15,262.29.

-We are currently earning 0.05% interest on our checking/savings. Steve suggested we consider opening another CD for \$20,000. We have spent \$9,064.31 this year to date and have \$24,185.69 remaining in budgeted funds which does not include the \$7,500 in approved spending for crack sealing. \$24,185.69 plus \$7,500 equals \$31,685.69. We currently have \$52,544 in checking/savings. (\$52,544 minus 31,685.69 equals \$20,858.31) We have \$11,226.71 remaining in accounts receivable which we can expect to collect \$10,000 of by year end. (\$20,858.31 plus \$10,000 equals \$30,858.31) Opening a \$20,000 CD would leave us approximately \$30,000 available in checking/savings to cover operating expenses for the remainder of 2024.

### **Unfinished Business**

- Attorney Bryce Dille has sent Bill an Amendment to Article IX Section 1. Following a review of the Amendment the BOD requested that Bill have Bryce review and make the necessary changes to the Amendment.
- The previously approved road shoulder project was completed April 7<sup>th</sup>. Hydroseeding & Bark Blowers Inc (Rockslinger) delivered and placed 54 tons of crushed rock on our road shoulders. Cost of this project was \$6,132.51 and is paid in full.
- The Reserve Study was discussed. The BOD decided to stay with the \$300 dues increase that was proposed at our GM Meeting a year ago, to present for a vote at the upcoming GM Meeting. Nichoal requested a five-year spreadsheet showing where the \$300 increase in dues would get us.
- The BOD recommends that we plan to overlay phase I in 2025 and that we attempt to align our CD maturity dates to have funds available for the project.
- Bill said that he talked to the attorney about our equestrian trails and concerns about loud aggressive dogs interacting with trail users. The attorney indicated that, as long as the dogs are contained on the owner's property, there is little that can be done.

### **New Business**

- Steve moved, seconded by Guy to drop the \$8,203 funds due from/to under [other assets] and the \$972 under [contract liabilities-reserve] from the balance sheet and show total of all CDs as reserve fund on the balance sheet under [contract liabilities] and then show the current year's budgeted reserve fund contribution of \$27,750 under [contract liabilities reserve]. These numbers to be updated monthly. Motion carried
- Brian moved, seconded by Guy to accept the Treasurer's recommendation to renew the \$33k Timberland CD for seven months at 4.74% interest, renew the 28k Key CD for nine months at 5% interest and open a 20k CD at Timberland for four months at 4.44% interest. Motion carried
- Buryl Doole has done considerable work on setting up a new website since our old site has been taken down. He is working on setting up a new site by Vista Plans. This plan called "The Light Plan" has 2GB of storage with a cost of \$204/yr. It looks like a domain name would cost approximately \$20/yr. Following discussion, the decision was made to look into setting up a WWE Facebook page in place of a website. We will check with the operators of WWE's unofficial Facebook page to see about posting documents.
- The BOD election ballot was reviewed and approved for mailing.
- The April 27, 2024 General Membership Meeting agenda was discussed and set for mailing along with the ballots.

Motion to adjourn at 9:34 by Guy Engelbart, seconded by Ron Lunderville.

Respectfully submitted by Secretary Steve Braegelmann