

**White Water Estates (WWE)
General Membership Meeting
April 27 2024
Roy New Beginning Church**

Bill Russell/ President – present
Steve Braegelmann/Secretary/Treasurer – present
Allen Damberger – present
Ron Lunderville – absent

Guy Engelbart/Vice President – present
Larry Anderson – present
Nichoal Flynn – absent
Brian Kainu - absent

Meeting called to order by Bill Russell at 10:02 am.

31 in-person lots represented & 32 proxies

Committee Reports

Architectural (Larry Anderson)

- Larry indicated that the best and quickest way to communicate with the AC is through email.
- If you plan to do any construction projects, be sure to contact the AC and get approval prior to start of project.
- A number of requests have been approved since our last meeting. A shop, shed, RV cover, lawn curbing and several tree removal requests have been approved.

Covenant Enforcement- (Brian Kainu)

- Brian was not in attendance and no report was provided.

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

- There was a problem with the in gate in mid-December. The gate was not closing. Following an adjustment and reset of the gate edge guard the gates have been operating normally. Other than that, the gates were trouble-free with no money spent on the gates in 2023 and 2024 to date.
- Lawn Boys completed their park mowing contract in early November. They were easy to work with and did a good job but their price of \$5,188.80 was scheduled to increase by 15% for 2024 so the BOD has decided to accept a contract submitted by Santos Lawn Service for this growing season. Total cost of the mowing/pruning contract will be \$4,950 plus tax. Santos has mowed the park a couple times so far and they are doing a very nice job.
- There was concern expressed recently about ground nesting bees at the park. These carpenter type bees are very mellow and non-aggressive. Corey Chantry recently sprayed the area to eradicate the bees.
- The two-rail fence at the park is deteriorating. Recently a couple rotted off posts were replaced at no charge. There is currently a broken rail and a couple more rotted posts on that fence.
- The arena is in good shape. The fall weed control spraying by Senske Services was accomplished on October 21 at a cost of \$335 plus tax and the spring spraying was accomplished March 20th at a total cost of \$362.47.
- The trails are all open and in good shape. The downed tree across the north boundary trail has been removed and two broken top rails have been replaced and the crushed wire fencing repaired at no charge.
- In mid-March a windblown tree fell on the WW-I east boundary fence causing damage to the fence. The broken top rail was replaced and the torn and crushed wire straightened best as possible the following day. The torn and crushed wire was replaced on April 17th with fencing wire already on hand and a labor cost of \$300.
- Several top rails on the WW-II north boundary fence that were knocked down by a fallen tree limb have been reinstalled recently.
- Just a friendly reminder that it is the lot owner's responsibility to maintain the section of trail that borders their property.
- The stop sign post at the corner of 94th and 337th was struck by a vehicle on March 26th. The stop and street signs were reposted on a new \$30 post the next morning.
- The annual inspection of the backflow prevention check valve, for the sprinkler system at the gate was completed by Lacey Backflow & Irrigation LLC on March 19th. The valve passed inspection and cost of the inspection was \$60.
- In addition to the two sprinkler heads that were replaced last fall, another three broken heads were replaced last week. The malfunctioning sprinkler shutoff valve solenoid was located and replaced last fall at no charge.
- Recently 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.

- The fall road shoulder weed control spraying was completed by Senske Services October 21, 2023 at a cost of \$760 plus tax and the spring spraying was completed March 20, 2024 at a total cost of \$822.32.
- Asphalt Patch Systems completed the previously approved road repairs on October 20, 2023. Cost for the six cutouts and patches, including over excavation of two areas to a depth of three feet, was \$12,487.71.
- Hydroseeding & Bark Blowers, Inc (Rock slinger) came out on March 6th and 7th and placed 54 tons of crushed rock on our road shoulders. On the 6th 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 7th 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 was very disappointing on the first day, the laborer was cancelled the second day at a savings of approximately \$375. We saved another \$150 on credit card processing fees by paying with check. Total authorized spending was \$7,000 and total spent was \$6,132.51. Another load at approximately \$2,000 would have put the total cost well over the approved spending limit.
- Asher Asphalt LLC came out and did the asphalt crack sealing on April 23rd. They sealed 6,896 feet of cracks at a cost of \$1.00 per foot as per the quote from last fall. Total cost of the crack sealing project was \$7,454.58.

Neighborhood Watch- Jim Harrold

- On January 30th a suspicious individual that had been seen here in WWE was found walking in Mckenna. This incident was reported to both Pierce and Thurston County 911 dispatchers. The deputy that patrols here in WWE indicated that the individual has been identified and appears to be residing in the Lacey area.
- On a late evening in January a suspicious person was seen on doorbell cam at a home in WW-II. That person was spotted a short time later by the homeowner in WW-I that had seen her on his doorbell cam. The individual was detained until deputies arrived. The 41-year-old woman was trespassed from WWE by the Pierce County deputy. This person is well known by police and appears to be residing in the Roy area. The bicycle she had has not yet been claimed.
- There has been some mail theft reported recently. If you plan to install a locking mail box, be sure to mount it securely.
- The Roy Post Office has a mail tracking service available that might be worth researching.
- Jim reminded everyone to keep things locked up.

Approval of Minutes of last GM Meeting

Hillery McCloud moved, seconded by Jim Herold, to accept the minutes from our September 23, 2023 GM Meeting as written. Motion carried

Treasurer's Report (Steve Braegelmann)

- We ended 2023 with \$20,243.76 in checking/savings and \$288,198.90 in CDs with \$551.71 remaining in accounts receivable. There was one lot still owing dues, interest and late fees in the amount of \$1,501.71. Total current assets were at \$308,994.37. There was \$642.31 remaining in accounts payable.
- A review of the December Profit & Loss Budget vs. Actual Report shows \$550 received from sales of gate remotes which was offset by the \$560 spent on purchase of remotes. We received \$7,261.73 in interest income, \$325 in late fees and \$2,900 in other income from the sale of the old gates in 2023.
- Admin expenses remained pretty well on target throughout the year.
- There was no money spent on gates in 2023.
- We spent \$3,349.50 on minor road maintenance in 2023. This includes the \$899.50 cost of the engineer's road evaluation report and the \$2,450 spent on the recent Reserve Study.
- The \$225 spent on fence repair was for the park fence that was struck by a car last winter. This expense was offset by the driver's insurance payment for damages.
- Common area other maintenance of \$9,318.53 was mainly for weed control and mowing.
- We paid \$2,450 for sheriff patrols throughout the year.
- We spent \$12,487.71 from our reserve fund on road repairs for the asphalt patching in October.
- Total utility expenses came to \$2,181 for telephone, water and electric.
- Total income for the year was \$62,778. Total expenses were \$41,374.19. Net income was \$21,403.81.
- The 2023 annual budget remained on target throughout the year.
- The balance sheet from March 31, 2024 shows \$52,544.01 in total checking/savings, \$290,952.69 total in CDs and \$11,226.71 remaining in accounts receivable. Total current assets were \$354,723.41.
- The Profit & Loss Budget vs. Actual as of March 31, 2024 shows we have \$2,754.65 in earned interest this year to date and \$200 in late fees. The \$60 under landscape maintenance is payment for the backflow valve annual inspection. As of March 31, 2024 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.
- Three CDs were renewed in January with all three now earning 5% interest. Two CDs were renewed in February and they are now earning 5% interest. Two CDs were renewed in April and they both are now earning 5% interest. There is a \$33k CD maturing April 29, 2024. We opened a new \$20,000 CD April 24, 2024. \$20,000 was withdrawn from our Key bank savings account by cashiers check and deposited into a new Timberland bank four month CD earning 5% interest.
- Our 2023 audit by Newman CPA is now complete and a draft copy was received a few days ago. Once again there were no negative findings.
- Our 2023 Federal tax return was also completed by Newman CPA. Total tax due for 2023 was \$2,062. We had \$105 in prepaid taxes and paid \$2,000 April 11th when Newman filed form 704, an application for automatic extension. The over payment of \$43 has been credited toward our 2024 taxes. The signed 2023 Form 1120-H has been mailed and received by the IRS.
- The total amount of Federal estimated tax payments for 2024 is **\$2,300** with \$1,150 due in June and \$575 due in September and again in December.

Unfinished Business-

- All three road related projects that received funding approval at our last GM Meeting have now been completed. The asphalt patching was accomplished October 20, 2023 at a cost of \$12,487.71. The road shoulder repairs were completed April 7, 2024 at a cost of \$6,132.51 and the asphalt crack sealing was accomplished April 23, 2024 at a total cost of \$7,454.58.
- Following discussion on the amendment to Article IX Section 1 of our By-Laws, Buryl Dooley moved, seconded by Corky, to reject the attorney amendment of Article IX Sec 1 and retain the original Article IX Section 1 of our by-Laws. Motion carried Since we are a preexisting HOA to the 2018 RCW, do we follow RCW, CC&Rs and BI-Laws?
- Ike Medina moved to have the conversation on the reserve study tabled for action until every homeowner has access to it. This motion failed to receive a second and was not acted on.
- It was suggested that we continue to repair our roads instead of doing an overlay project.
- Buryl Dooley moved, seconded by Caroline Haynes Castro, to proceed with the vote on proposed increase in HOA annual dues from \$450 to \$750. Motion carried
- Results of the vote are as follows: There were 16 in person yes votes and 14 in person no votes. There were 7 proxy yes votes and 25 proxy no votes. There was a total of 21 yes votes and 34 no votes so the proposed increase in dues failed to pass and the annual dues will remain unchanged at \$450 per lot.
- There was concern expressed about aggressive dogs hindering use of the trails. Bill reminded all that a letter regarding this topic was mailed to all residents approximately two months ago. He also said that our attorney advised that it is the homeowner's responsibility and as long as the dogs remain on the owner's property there's not much that can be done about it. It was recommended that a covenant enforcement form be filed if a violation is committed.
- A hyperlink to the Reserve Study that was conducted this past October was placed on the unofficial WWE Facebook and sent to all WWE members on the neighborhood watch list in an effort for all WWE residents to have the opportunity to review the study.
- A follow-up from our last GM Meeting as to whether Lola, our bookkeeper, is bonded and insured shows that she is not insured. Based on info requested by Lola from The Hartford Insurance Co. it indicates that errors and omissions coverage would be approximately \$850 annually. A quote from RLI for a \$50,000 Dishonesty Bond would be \$227 annually and a quote from CND was \$326 for a \$100,000 bond. Lola indicated that these additional costs to her would be passed on to WWE as we are the ones requiring the coverage. Lola's bookkeeping fees are fair but the bookkeeper needs to be insured.
- Corky Harper moved, seconded by Tara Dunford to get rid of Lola and find another bookkeeper. Discussion followed.
- Tom Whieldon moved, seconded by Lisa Anderson, to amend corky's motion to research a new bookkeeper prior to terminating Lola's services. Discussion followed.
- Hillery McCloud moved, seconded by Tom Whieldon, to table corky's motion, as amended by Tom and allow the Board to handle the bookkeeper details. Motion carried
- The question arose; are we covered for bookkeeping fraud by our WWE general liability insurance policy? It is likely that we are not but this would have to be researched.

New Business-

- The two-rail park fence is showing its age. The wood posts and rails are rotting and are in need of attention. The question arose at our last GM meeting as to whether we should consider just simply removing the fence as opposed to removing and replacing it. Following discussion, Heather Medina moved, seconded by Buryl Dooley to remove the two-rail fence. Motion carried

-Following discussion on whether to establish an official WWE Facebook account or a website, Hillery McCloud moved, seconded by Corky Harper to set up an official WWE webpage for our community. Motion carried Buryl indicated that the cost of the website would be approximately \$250 a year. Buryl has done considerable work on the new site and when finished, all residents will be notified of its existence.

-In the absence of Head Teller Dan Tatro, Steve Braegelmann reported the results of our recent BOD election. Both Guy Engelbart and Ron Lunderville, running for another three-year term, have been reelected. Of the 21 returned ballots Guy received 20 yes votes, Ron received 16 yes votes, Tara Dunford received three write in votes and Corky Harper received one write in vote.

Motion to adjourn at 1:10pm by Heather Medina, second by Marilyn Maus

Respectfully submitted by Secretary Steve Braegelmann