

**White Water Estates (WWE)
Board of Directors (BOD)
Sep 3, 2024**

Bill Russell - President – present
Guy Engelbart - Vice President – present
Steve Braegelmann - Secretary/Treasurer – present
Nichoal Flynn – present

Larry Anderson – present
Allen Damberger – Resigned 6/10/2024
Ron Lunderville – absent
Tara Dunford – present

Meeting called to order by Bill Russell at 7:05 pm.

Committee Reports

Architectural (Larry Anderson)

- Deck replacement on lot 34-II has been approved.
- Roof extension on lot 21-I submitted but awaiting site plan.

Covenant Enforcement (Ron Lunderville) – Absent

- No report

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

- The gates had a couple problems since our last meeting. The out gate failed to open in late July. Following a reset of the gate manual release mechanism the gate was put back on line and has had no further problems related to this malfunction. In early August the out gate failed to close. Following troubleshooting, the gate edge protection wireless batteries were found to be the problem. Following battery replacement on August 9th the gate has been trouble-free. The batteries were replaced on the ingate edge protection also. Total cost for gate maintenance was \$14.57.
- The park mowing has gone very well all summer. All mowings have been completed on schedule and to a high standard. Mowing will continue till mid-October
- The “no vehicles past this point” sign at the park was knocked down recently. It was reposted on a post salvaged from a recent broken stop sign post. There was no cost for this repair.
- Pruning of the shrubs at the entrance has also gone well with one more pruning scheduled.
- Several broken sprinkler heads at the gate were replaced throughout the summer at a parts cost of \$120.34.
- The arena is in good shape and weed free.
- The trails are in good usable condition. A broken rail on the WW-I south boundary fence has been replaced at no cost.
- The fall road shoulder weed control spraying is scheduled to be completed by Sensky Services tomorrow morning.
- We have ten of our street signs that are thirty plus years old and in need of replacement. A quote from Zumar Industries for 10 signs and posting hardware totals \$1,070 plus tax. An individual sign costs \$205 but if we order 10 signs the cost per sign is \$ 95 each. I recommend we order the ten signs and mounting hardware.

Neighborhood Watch (Jim Herold)-present

- There has not been much happening throughout the summer.
- There are currently two vacant houses up for sale. We need to keep an eye out and report any unusual activity.
- Dogs not controlled by owners was discussed. It was recommended that a letter be sent to the General Membership (GM) recommending that anyone confronted by an aggressive uncontrolled dog call Pierce County Animal Control at 253-798-2387 or 253-231-7223.

Approval of Minutes of last BOD Meeting

Minutes from the June 3, 2024 BOD Meeting were approved as written.

Treasurer’s Report (Steve Braegelmann)

- A review of the September 2, 2024 balance sheet shows \$16,369.00 in checking/savings, \$317,179.54 in reserve fund CDs with \$3,351.71 remaining in accounts receivable. It also shows an allowance of \$1,202 for bad debt, \$509.72 in prepaid insurance and \$1,150 in prepaid federal taxes.
- There are four lots still owing full 2024 dues and three lots still owing half 2024 dues.
- The profit & loss report for August 31, 2024 shows our 2024 budget remains pretty well on target.
- As of August 31, 2024 our 10 CDs have earned a total of \$8,808.63 in interest so far this year.

- Total admin expenses year to date are \$9,029.41.
- Total common area maintenance expense, mostly for mowing, pruning and weed control, year to date is \$5,176.03.
- We have spent \$1,725 for security patrolling here in our community January through July.
- Total utility expenses year to date are \$1,386.70.
- Total 2024 expenses through August 31, 2024 were \$30,904.23.
- Net income year to date is \$29,981.
- A \$30k Timberland CD was renewed on August 23, 2024 for a 6-month term at 5.00 percent interest maturing February 14, 2025 as approved by the BOD.
- A \$20k Timberland CD was renewed on August 27, 2024 for a 4-month term at 4.5 percent interest maturing December 24, 2024 as approved by the BOD.
- The 2024 first half estimated tax payment of \$1,150 was made to the IRS via EFTPS on June 17, 2024
- The 2024 third quarter estimated tax payment of \$575 is due September 16, 2024.
- A bad check in the amount of \$225 for second half dues was received from lot 31-II. This check was followed by a cashiers check in the amount of \$225.
- The 2024 Audit Engagement Letter has been signed and returned to Newman CPA on August 24, 2024. Estimated cost of the audit is \$2,800.
- WWE Received a billing statement from Mountain Lumber for a charge of \$102.71 back on May 22. This was due to an error in billing that charged this purchase by a WWE resident to WWE's account instead of the customer's account. The error has been corrected with no charges to our WWE account.
- The June, July and August bank statements are available for BOD review.
- The 2025 proposed Annual Budget needs to be discussed and approved by the BOD for mailing and presentation at our September GM meeting.

Unfinished Business

- The annual garage sale was well attended. As requested, and approved by the BOD, we had Pierce County Deputy Tony Filing present to monitor traffic at the entrance prior to gate opening and several hours during the sale.
- Following discussion Guy moved, seconded by Tara, to pay Tony \$60/hr. for four hours of patrolling. Motion carried
- Following discussion on the outstanding services that Deputy Filing has provided us for the past 10 years and the valuable asset he has been for our community, Steve suggested/requested that the BOD consider increasing the hourly pay for Pierce County Deputy Filing from \$50/hr. to \$75/hr.
- Guy moved, seconded by Tara, to increase Deputy Filing's hourly pay from \$50/hr. to \$75/hr. Motion carried.
- Tara requested that we hire our attorney to attend our next GM Meeting to explain RCW 64.38.025 and the change to Article IX, Section 1 of our By-Laws. Following discussion, it was decided that our next mailing would include a statement regarding our attorney, Mr. Dille's, guidance on this matter. This change to Article IX, Section 1, was made to bring our By-Laws in compliance with Washington State Law and, as such, is not a votable change to our by-Laws.
- It was requested that Bill check with our attorney to see if WWE HOA is grandfathered in to the previous requirements of Article IX, Section 1, due to our incorporation date.
- There was discussion on Nichoal's recommendation of CSM as a bookkeeping replacement for our current bookkeeper Lola May. Guy brought it to the attention of the BOD that CSM is not BBB accredited and there have been numerous negative reports filed giving CSM an overall rating of 1 out of 5. Guy and Tara recommended that we don't hire CSM as our bookkeeper. More research is required on a replacement bookkeeper.

New Business

- The 2025 WWE annual budget was presented, discussed and approved by the BOD to be presented to the General Membership at our upcoming GM Meeting. There was discussion regarding the budget format. Steve and Tara will rework the format and present it to the BOD prior to mailing to the GM.
- The agenda for our September 28th GM Meeting was discussed and approved for mailing.
- A number of the street signs here in our community have become worn and nearly unreadable due to age and weather. Steve requested and received an initial bid from Zumar Industries for the ten signs in need of replacement. If ordered separately an individual sign cost would be \$205 but an order of 10 signs would bring the cost per sign down to \$95. The total proposed cost for 10 signs and the required mounting hardware would be \$1070 plus tax. Tara moved, seconded by Nichaol to order the 10 signs and mounting hardware. Motion carried

Motion to adjourn at 9:35 pm by Larry, seconded by Guy

Respectfully submitted by Secretary Steve Braegelmann