

**White Water Estates (WWE)
Board of Directors (BOD)
Oct 7, 2024**

Bill Russell - President – present
Guy Engelbart - Vice President – present
Steve Braegelmann - Secretary/Treasurer – present
Nichoal Flynn – resigned October 1, 2024

Larry Anderson – absent
Ron Lunderville – present
Tara Dunford – resigned October 1, 2024

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

Committee Reports

Architectural (Larry Anderson) absent

- Lot 1-I RV structure construction can proceed per our attorney.
- Shed on lot 2C has been approved.
- The owner of lot 21-I has not responded to repeated requests for a site plan and design plan for her roof extension. If they are building onto their barn, which is what she proposed, they are in violation.

Covenant Enforcement (Ron Lunderville)

- A general observation shows that some residents are leaving their garbage cans out and not stowing them as required by CC&Rs
- There has been a trailer parked on the road shoulder for an extended period.
- There have been complaints about seemingly continuous dog barking in the cul-de-sac area of lots 25 through 31 in WW-II

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

- Park mowing should be complete for the season this month. Steve will work with Santos Lawn Services to get the new mowing contract worked.
- On the night of September 17th the ingate failed to open. The gates were placed in the open position overnight and troubleshot the following morning. Following a reprogramming of the control board the gates were placed back in operation by midmorning that same day and have been trouble-free since. Total cost for gate maintenance year to date is \$14.57.
- The fall road shoulder and arena weed control spraying was completed by Sensky Services September 4th. Total cost for the fall weed control spraying was \$1,244.03.
- We have a quote of \$1,075 plus tax along with a design layout from Zumar for the street sign replacement discussed and approved at our last BOD meeting.
- The white fence out front south of the entrance was pressure washed Thursday Oct 3rd. Thanks for your help, Jim.

Neighborhood Watch (Jim Herold)-present

- There was a horse on lot 38-I attacked by a dog recently causing injuries to the horse. It is recommended 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 Sep 3, 2024 BOD Meeting were approved as written.

Treasurer's Report (Steve Braegelmann)

- The September 30, 2024 Balance Sheet shows \$13,440.30 in checking/savings, \$317,841.87 in CDs and \$2,526.71 in account receivable. We have \$1,725 in prepaid taxes with a Dec 16th payment of \$575 still due.
- The Profit & Loss report shows our 2024 budget is still pretty much on track. We are a bit over budget on postage and printing and still have at least one more mailing this year.
- There are three home owners still owing full 2024 HOA dues. All three have been contacted. One forgot and will send payment this evening, one is having family financial difficulties and is unable to pay at this time.
- A \$575 Estimated tax payment was made to the IRS on Sep 16, 2024. There is one more payment of \$575 due Dec 16, 2024.
- The 2025 annual budget was discussed and approved as presented at our September 28th GM Meeting.
- We have not yet heard from American Underwriter what the new Philadelphia insurance policy cost will be for the 2024/25 policy year.

- We are still awaiting the latest billing from our attorney Bryce Dille.
- We have an \$18k Key Bank CD maturing Oct 22, 2024 and a \$36k CD maturing October 24, 2024.
- We have a \$34k Timberland CD maturing November 1, 2024 and a \$35k Timberland CD maturing November 29, 2024.
- Deputy Filing is now being paid at a rate of \$75 per hour as approved by the BOD at the September BOD meeting.

Unfinished Business

- With the guidance of our attorney, the dispute over the RV structure on lot 1-I has been resolved and closed out with an email from the ACC chair Larry Anderson to the lot owner allowing construction to proceed as long as Pierce County permitting is completed and approved.
- Research shows that HOA By-Laws are not recorded with the Secretary of State but may be required to be recorded with the County. The standard recording fee for Pierce County is \$303.50 for the first page and \$1.00 for each additional page.
- Guy moved, seconded by Ron, that we record with Pierce County, Article IX Section 1 as provided by attorney Brice Dille. Motion carried
- We need to check with Lola on current insurance cost. If her total monthly charges are approximately \$450 then we should stay with her as our bookkeeper.

New Business

- We are still awaiting our 2024/2025 WWE General insurance policy and Officers and Directors insurance policy.
- As a follow-up to a question raised at our last GM meeting, Ron will check with Pierce County Sherriff Deputy Filing on whether he is insured while performing his law enforcement duties here in our community.

Motion to adjourn at 8:15 pm by Guy, seconded by Ron

Respectfully submitted by Secretary Steve Braegelmann