

**White Water Estates (WWE)
Board of Directors (BOD)
Mar 31, 2025**

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

Larry Anderson – present
Ron Lunderville – present

Meeting called to order by Bill Russell at 7:00 pm.

Committee Reports

Architectural (Larry Anderson)

- A request for an extension to the existing barn on lot 21-I has been approved by the Architectural Committee.
- Larry will contact the owner of the recently approved and constructed RV shelter on lot 27-II to close out that project.
- A tree removal request on lot 34-I has been approved.
- There appears to be no progress being made to complete the RV structure on lot 1-I.

Covenant Enforcement (Ron Lunderville)

- Need to contact the owner of lot 25-I concerning the temporary canvas structures in use by the renter of that lot.
- There are two canvas looking structures on lot 28-I that have not been submitted to or approved by the AC.

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

- The gates have been trouble free since our last meeting.
- The spring gate code change took place Sunday March 9th.
- The first mowing at the park was completed by Santos Lawn Services on March 14th.
- The arena is weed free and in good shape at this time. The spring weed control spraying is coming due.
- The trails are all open and usable. The WW-I north boundary fence sustained heavy damage from a fallen tree in late February. The fence was repaired February 26th at no cost.
- The spring road shoulder weed control spraying is coming due. Jeff at Senske Services indicated that the price may increase five percent this year.

Neighborhood Watch (Jim Herold)-absent

- No report

Approval of Minutes of last BOD Meeting

Minutes from the February 3, 2025 BOD Meeting were approved as written.

Treasurer's Report (Steve Braegelmann)

- The balance sheet as of February 28, 2025 shows there was \$36,150.97 in checking/savings, \$324,484.08 in reserve fund CDs and \$3,850 in undeposited funds with \$15,576.71 remaining in accounts receivable.
- There was \$1,609.51 in prepaid insurance, \$2,343 in 2024's prepaid taxes and \$394.86 in accounts payable.
- The profit & loss report as of 28 February 2025 shows \$938.31 interest earned so far this year. Our budget is on track.
- A \$30k Timberland CD was renegotiated February 14, 2025 for 11 months at 4.11% interest.
- A \$35k Timberland CD was renegotiated March 1, 2025 for 11 months at 4.11% interest.
- A \$36k Timberland CD was renegotiated March 31, 2025 for 11 months at 4.11% interest.
- A draft copy of our 2024 annual audit has been received from Newman CPA. There were no negative findings. Cost of the audit was \$2,800 and has been paid.
- Newman CPA also completed our 2024 form 1120-H tax form. Total taxes for the year were \$3,959. We had \$43 in over payment credit from 2023 and \$2,300 in 2024 estimated taxes paid. The balance due of \$1,616 was paid to the IRS via EFTPS on March 22nd. The Form 1120-H was filed electronically by Newman CPA this year, as required, and no paper copy was sent to the IRS this year.
- 2025 quarterly estimated tax payments are \$1,050 due in April, June, September and December for a total of \$4,200. \$1050 is due to the IRS on April 15, 2025.
- The February bank statements were available for BOD review.

Unfinished Business

-Our annual Board of Directors election is coming up in April. Current Board member Larry Anderson's three-year term expires April 30, 2025. Larry wishes to continue in community involvement as a member of the BOD and has requested that his name be placed on the ballot. Since there have been no other residents seeking a position on the BOD Larry Anderson will be the only name on the ballot this year. The ballot has been reviewed by the BOD and approved for mailing.

New Business

-The April 26, 2025 General Membership Meeting agenda was discussed and approved for mailing.

Motion to adjourn at 8:05 pm by Guy, seconded by Ron

Respectfully submitted by Secretary Steve Braegelmann