

**White Water Estates (WWE)  
General Membership Meeting  
April 26, 2025  
Roy New Beginning Church**

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

Guy Engelbart/Vice President – present  
Larry Anderson – present

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

9 lots represented

**Committee Reports**

**Architectural** (Larry Anderson)

- A barn extension on lot 21-I has been submitted and approved.
- A tree removal request on lot 1B was approved.
- A carport on lot 28-II has been approved and built, awaiting final inspection.

**Covenant Enforcement** (Ron Lunderville - absent)

- No covenant enforcement requests have been received.

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

- There have been several issues with the gates since our last meeting. On the morning of October 14<sup>th</sup>, the ingate failed to open. An inspection of the gate operating system found no defects. There was one fault registered indicating a loss of communication between the electronics and the operator. Following a reset of the system the gate was put back in service.
- On January 5<sup>th</sup> the outgate failed to close. Three local gate repair businesses were contacted. The soonest anyone would be available to come out here was late January/early February and their hourly rate was \$165/\$175 per hour, including travel time to and from the site. Troubleshooting revealed the cause was a failed safety edge sensor. A price quote for parts was received from a local gate repair specialist. Security Gates and Access price quote was \$404 for the safety edge, \$530 for the transmitter and \$800, plus tax for the transmitter/receiver kit. None of the parts were available for pick-up and would need to be placed on order. Following further research, a new sensing edge, sensing edge transmitter and a receiver/transmitter kit were placed on order through Amazon and Gatehouse Supply at a total cost of \$445.68. The sensing edge was repaired with a salvaged part on hand and the transmitter was replaced on January 9<sup>th</sup>. The gate was back in operation that same day.
- The ingate failed to close on Jan 11<sup>th</sup> due to a damaged edge sensor and transmitter that was ripped off the gate by a vehicle passing through. Following a temp repair with old salvaged parts on hand the gate was back in operation the morning of the 13<sup>th</sup> awaiting arrival of the new sensing edge that had been ordered for the previous repair. The new transmitter and edge were installed on January 16<sup>th</sup> and the gates have been working well since then. Total cost for both repairs was \$445.68.
- A friendly reminder to everyone that, when the gate has timed out and is beginning to close, while waiting on traffic to exit the highway, please have patience and allow time for the gate to fully open prior to passing through, to avoid striking the gate.
- The light fixtures at the gate were cleaned and the burnt out and yellow bulbs were replaced last fall and are looking much better now.
- The two trees in the brick planter at the gate had their annual pruning done recently and have been quite showy the past couple weeks as the leaf and flower buds have popped out.
- The 2025 park mowing contract with Santos Lawn Services has been signed by President Bill Russell. The cost for 14 mowings, mid-March through mid-October is \$4,200 plus tax and \$750 plus tax for three prunings of the landscaping at the gate. This contract was approved by the General Membership at our fall GM Meeting. Park mowing started mid-March and the park is looking good.
- The arena is in good usable condition and weed free at this time.
- The spring road shoulder and arena weed control spraying was completed by Senske Services on April 25<sup>th</sup>. The price quote for the weed control application was \$351 plus tax for the arena and \$798 plus tax for the road shoulders. This reflects a five percent increase that was instituted last fall.
- Recently several downed trees in the wooded area in WW-II were cut to allow passage on the trails. All trails are open and usable throughout our community.
- Thank you to all those residents that are doing a great job of maintaining their portion of our trails. There are still a few who are in need of improvement though.
- The WW-I north boundary fence sustained heavy damage from a fallen tree in late February. The fence was repaired February 26<sup>th</sup> at no cost.
- The 10 deteriorating street signs that were ordered, as approved by the BOD, have been received and are all posted. Total cost was \$1,162.08.
- The warning for curve ahead road sign at lot 10-I was found lying on the ground due to a rotted broken post. The sign has been reposted on a new \$30 post.
- The white fence to the south of our entrance was pressure washed last fall. Thanks, Jim, for your help.

-On Saturday January 18<sup>th</sup>, sometime between 7am and 9am a vehicle left the hi-way and struck the white fence to the south side of the entrance. Deputy Tony Filing was notified and given pictures of the damage along with parts from the vehicle that were left at the scene. There was little chance that he could do anything but he completed a report case number PCSD 2502000839.

Jim and I cleaned up the broken fence parts and did a temporary repair to the lot owner's fence that was also damaged. I requested and received a fence repair quote from Southgate Fence Inc which came to a total of \$1,102.62. The owner of the property across the hi-way had removed his dirty white vinyl fence recently. I was able to salvage and clean up what rails we needed from his discarded fence material and picked up a post from Southgate Fence in Tumwater at a cost of \$65.82. Jim and I repaired the fence on January 30<sup>th</sup>. Total cost for the repair was \$65.82.

-The sprinkler system backflow valve annual inspection required by McKenna Water District was accomplished by Lacey Backflow & Irrigation LLC on April 2<sup>nd</sup> at a cost of \$55.

#### **Neighborhood Watch (Jim Herold)**

-On October 18, 2024 a suspicious vehicle was seen by a WW-II resident. The vehicle was a white van with no windows and no front license plate and a piece of wood tied to the truck that was covering up the rear license plate. The wood could be easily lifted when the occupant headed back on the highway. There were no visible tools and the two occupants had a half case of beer between them. When the homeowner asked what they were up to they said that they were roofers, even though they didn't have a visible ladder. When further pressed their story changed, saying they were looking for a house to buy. The resident didn't believe their story and called the Sheriff's office and filed a report. The resident provided pictures of the truck and its occupants which were forwarded to our patrol officer, Tony Filing. There was no immediate response, but less than 24 hours later, Tony, while on duty, recognized the white van and driver from the pictures. He stopped the vehicle and questioned the driver about being in WWE. The driver indicated he was looking for a house for sale. Tony didn't buy his story and instructed the driver not to enter White Water again. Tony said if the van is spotted in our community again to call 911 using case number 24920581. Thanks to the resident for being alert and acting upon his suspicions and also thanks to Tony for being so responsive and effective.

-On December 16, 2024 a resident reported that they were missing several packages that were left in their mailbox. We have had incidents of mail and package theft over the years. Locking mailboxes help but make sure that the box is securely attached to the rail as we have had at least one incident where thieves pulled the locked mailbox from its mount and shook the overturned box to get the mail out. The USMail has an informed delivery service that sends out an email showing what mail you should expect. This service is free and can be accessed by going to the USMail website.

-There are a lot more reports of coyotes in the area as a whole. There have been some attacks on small children elsewhere in the state, so watch small animals and children. There is a lot of information on the internet on living with wild animals.

-If you want to be on Jim's email list contact Jim or a Board member to pass your info on to Jim. Remember to keep things locked up, as we do have prowlers on occasion.

#### **Approval of Minutes of last GM Meeting**

Minutes from the September 28, 2024 GM Meeting were approved as written.

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

-We ended 2024 with \$5,367.85 in our operating checking/savings account and \$322,126.24 in reserve account CDs with \$1,426.71 remaining in accounts receivable. Total assets as of December 31, 2024 were \$328,920.80. Two lots were still owing past dues, fees and interest.

-We had \$1,967.17 in prepaid insurance for 2025 and \$2,343 in prepaid taxes for 2024.

-We received \$350 from the sale on gate remotes, \$13,757.13 in earned interest for the year and collected \$325 in late fees. Total income was \$66,182.13.

-Admin expenses remained pretty close to budget with a few items a little over and a few a little under budget. We had budgeted \$3,000 for an annual reserve study update but the BOD decided not to spend those funds. The website fees were for setup of the WWE site and a three-year contract.

-Total admin expenses were \$13,965.47.

-We spent \$1,105.30 on maintenance of the landscaping at the community entrance, \$2,428.82 on road shoulder and arena weed control, 4,549.40 for park mowing, \$300 on minor fence repair, \$14.57 on gate maintenance and \$1,189.44 on replacement road signs. Total common area maintenance expenses were \$9,587.53.

-\$3,065 was spent on security patrolling bringing total other expenses to \$12,652.53.

-Total utility expenses were \$2,130.12.

-We spent \$13,587.09 from our reserve account for road shoulder repair and asphalt crack sealing.

-Total annual expenses were \$42,335.21 leaving a net income of \$23,846.92, of which \$20,000 was placed in a Timberland bank CD last April.

-As of March 31, 2025 there was \$39,792.32 in checking/savings, 325,680.46 in CDs with \$10,076.71 remaining in accounts receivable. Total current assets were \$375,729.52.

-There is a \$1,427 allowance for bad debt, \$1,430.68 in prepaid insurance and \$300 in account payable.

-As of April 3, 2025 there were seven lots still owing full dues and 25 lots still owing half dues.

-We have ten CDs, five at Key Bank and five at Timberland Bank. The average interest rate on our CDs is approximately 4 percent with \$3,554.25 interest earned this year.

-Our 2025 budget remains on target so far. The \$65 for minor fence maintenance was the replacement post for the white fence out front and the \$445.68 for minor gate maintenance was for parts to repair both the in and out gates in January.

-Our 2025 general insurance policy and officers and directors' policy have been renewed at a total cost of \$2,146.00.

- Newman CPA has completed our 2024 annual audit. There were no negative findings. Cost of the audit and tax prep was \$2,800 and has been paid.
- Newman CPA also completed our 2024 Federal tax form 1120-H. Total taxes for the year were \$3,959. We had \$43 in over payment credit from 2023 and had \$2,300 in 2024 estimated taxes paid. The balance due of \$1,616 was paid to the IRS via EFTPS on March 22<sup>nd</sup>. The Form 1120-H was filed electronically by Newman CPA this year, as is now 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. The first quarter payment of \$1,050 was paid to the IRS April 15<sup>th</sup>.
- The 2025 Secretary of State Annual Nonprofit Report was filed April 1, 2025. Cost of the annual report was \$20.

#### **Unfinished Business-**

-Article IX Section 1 has been amended as per guidance from our attorney. The By-Laws have been updated to reflect this change. Our By-Laws and CC&Rs are posted on our website.

-Lola May, our bookkeeper, has been a topic of discussion at eight BOD Meetings in the past two years and now this is our fourth GM Meeting on the topic. There was concern expressed that Lola May Bookkeeping might not be insured and that she is no longer licensed.

Research found that Lola's business in fact was not insured. Working with Lola on the insurance issue, it appeared that the annual coverage cost would be approximately \$100 per month which she indicated she would be charging back to WWE since we were the ones requiring the coverage.

Further research by WWE found a professional liability policy through American Underwriters with an annual premium of \$672 for up to \$2,000,000 coverage. The BOD recommended this policy to Lola. Our President, Bill Russell, presented a letter to Lola suggesting that since this coverage would be beneficial to all of her clients, could this insurance cost be shared. As a result, Lola was willing to have her other clients share the cost. Lola proposed an increase from \$350/month to \$405/month, which included a modest increase of \$25 in monthly bookkeeping fees along with a \$30/month charge for the insurance coverage.

Research also found that Lola May Bookkeeping is and has been licensed continuously since she went into business on her own approximately ten years ago.

At the April 27, 2024 GM Meeting it was decided that the final decision on retaining Lola May as our bookkeeper or moving on to some other option was up to the BOD.

The following action was taken at our February 3, 2025 BOD Meeting: Our bookkeeper Lola May now has a Professional Liability Insurance Policy through Hiscox, effective January 2, 2025. This policy provides coverage of up to \$1,000,000 for each claim with an aggregate limit of \$2,000,000. Cost of this 12-month policy was \$672 of which \$360 has been billed to WWE through a \$30 increase in monthly fees. Lola's bookkeeping monthly rate as of January 2025 has increased from \$350 to \$375. This \$25 /month inflation increase, brings her total monthly fee to \$405. Lola is and has been licensed continuously since 2014. Our Bookkeeper Lola May now meets the requirement set forth by our General Membership that the WWE HOA bookkeeper be licensed and insured. Guy Engelbart moved, seconded by Larry Anderson, that Lola May is now insured and it has been confirmed that she is licensed so Lola will remain our WWE bookkeeper. Motion carried

#### **New Business-**

-Head Teller Dan Tatro announced the result of the 2025 BOD election. Larry Anderson, whose current term expires April 30, 2025, was the only name on the ballot. Of the 115 ballots mailed there were a total of 17 ballots returned. Larry, having received 15 yes votes has been reelected for another three-year term. Thank you, Larry, for your dedication and commitment to the betterment of our community.

Motion to adjourn at 10:48 by Ike Medina seconded by Guy Engelbart.

Respectfully submitted by Secretary Steve Braegemann