

**White Water Estates (WWE)
Board of Directors (BOD)
October 6, 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 7:05 pm.

Committee Reports

Architectural (Larry Anderson)

- The committee is working with the owner of lot 14-I on plans to resolve the metal sided shed issue.
- Lot 10-I shed request has been approved.

Covenant Enforcement (Ron Lunderville)

- A second violation letter will be sent to the owner of lot 28-I for the canvas vehicle enclosures still on the property.

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

- There have been no problems with the gates since our last meeting.
- The park is in good shape. The final mowing will be completed later this month. Santos Lawn Services has done a very good job all season. Allan Santos indicated that he is interested in renewing the mowing contract for next year.
- The arena is in good condition. The fall weed control spraying was completed Sep 26 at a cost of \$380.59.
- The trails are all open and in good useable condition.
- Pruning of the landscaping at the gate was done by Santos Lawn Services in early September.
- The road shoulder weed control spraying was completed September 26 at a cost of \$863.44.

Neighborhood Watch (Jim Herold)-present

- There was nothing new to report.

Approval of Minutes of last BOD Meeting

Minutes from the September 2, 2025 BOD Meeting were approved as written.

Treasurer's Report (Steve Braegelmann)

- The September balance sheet shows \$13,316.37 in checking/savings and \$352,245.36 in CDs with \$2,151.71 remaining in accounts receivable. There was \$476.82 in accounts payable as of September 30, 2025.
- Our budget for the year remains on target.
- The bank service charge of \$7.50 is still showing but Timberland bank has confirmed that they will have that charge reversed.
- The annual PO box rental fee for this year is \$192 which has not yet been paid.
- We have two Timberland bank CDs maturing in November.
- The 2026 annual budget approved by the Board at our last meeting has been ratified by the General Membership.
- The September bank statements were available for BOD review.

Unfinished Business

- There was no unfinished business.

New Business

-Ron moved, seconded by Larry, that the Board ratify the election results from the September 27th GM Meeting where the General Membership voted that the Association approve the election under IRS Revenue Ruling 70-604 to apply any excess membership income over membership expenses for the fiscal year ending 12/31/2025 to the subsequent tax year's assessments. Motion carried

Motion to adjourn at 7:39 pm by Larry, seconded by Ron

Respectfully submitted by Secretary Steve Braegelmann