

**White Water Estates (WWE)  
Board of Directors (BOD)  
Dec 1, 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 construction of a fence for dog containment on lot 2E has been approved.

**Covenant Enforcement** (Ron Lunderville)

-There has been concern expressed about a few homeowners leaving their garbage cans out front in full view from the street in violation of Article III Section 12 of our CC&Rs.

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

-The gates remained trouble free since our last meeting. I received a call from a resident on October 27<sup>th</sup> reporting that the ingate was not responding to inputs from the hand-held gate openers. When I arrived at the gate about three minutes later the gate was operating normally again. I reset the system and have had no problems since.

-The final park mowing for the season was completed on October 24<sup>th</sup>. Santos Lawn Services has done a very good job of mowing the park and trimming at the entrance throughout the season. I am working with Alan Santos on a mowing/trimming contract for the 2026 growing season.

-The arena is in good condition and weed free at this time.

-The trails are all open and in good usable condition.

-The two rail park fence is in need of attention. Most posts are either rotted or nearly rotted off. Several times recently sections of the fence have fallen down and needed propping up due to rotten posts and rotten rails. At the April 27, 2024 GM Meeting it was decided that instead of replacing the two-rail fence it would be removed without replacement. The Board gave approval to go ahead and remove the fence.

-The brick planter at the gate was struck by a vehicle in early November. About 15 to 20 feet of the cap course of bricks was knocked loose/broken. A repair bid was solicited and received from Jeromy Carlisle. Cost of the repair quote is either \$1,800 to \$2,000 cash or an additional \$332 in taxes and dues if a 1099 is filed. Steve is in the process of obtaining another bid or two.

-The stop sign at 339<sup>th</sup> Court S and Easy Street was found lying on the ground due to a rotted off post following a wind storm on October 26<sup>th</sup>. The sign has been reposted on a \$21.99 post.

**Neighborhood Watch** (Jim Herold)-present

-There is a woman living in a tent on the river bank near the trestle. The tent has been there for some time now. Jim and Bill took a walk down there to check it out recently but there was no one there at the time, just the tent. Deputy Filing is aware of the situation but there is little that he can do since it is on railroad property and no complaint has been filed. The railroad representative has since been contacted and indicated that the railroad would pursue getting the person and tent removed from the area.

**Approval of Minutes of last BOD Meeting**

Minutes from the October 6, 2025 BOD Meeting were approved as written.

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

-As of November 30, 2025, there was \$8,031.13 in checking/savings and \$354,057.40 in CDs.

-There was \$1,451.71 remaining in accounts receivable. Lot 7-I still owes \$250 in 2025 dues but we have lost contact with the owner. Lot 19-I has paid overdue dues down to \$351.71 and continues to pay two \$50 payments each month.

-There is \$3,150.00 in 2025 prepaid taxes with another \$1,050 due in mid-December.

-We have earned \$11,931.16 in interest so far this year and collected \$250 in late fees.

-We have a gross profit of 64,332.82 year to date with \$10,362.06 total admin expenses, \$11,790.70 other expenses and \$2,087.14 utility expenses. Total expenses year to date are \$24,239.90 with a net income of \$40,092.92.

-A \$21,000 Timberland CD was renewed for 7 months at 3.60% interest on November 26<sup>th</sup> and a \$35,000 CD was renewed for 7 months at 3.60% interest today, December 1<sup>st</sup>.

-The \$7.50 Timberland bank service charge from several months ago has finally been reversed.

-The Roy PO Box annual fee of \$192 was paid in October.

-We are getting pretty low on funds in checking/savings but it looks like we will make it through the end of the year ok.

-The brick repair discussed earlier needs to be done soon.

-The October and November bank statements were available for BOD review.

**Unfinished Business**

-There was no unfinished business.

**New Business**

-Our 2025/2026 WWE general insurance policy and officers and directors' policy have been renewed without change. Steve indicated that he would try to arrange a meeting with an American Underwriter agent if the Board felt it was necessary to answer questions that the Board might have. Following discussion, it was decided that would not be necessary at this time.

-The gate telephone entry control panel is aging and repair parts are no longer available. The system is working fine at this time but it would be beneficial to have some info on replacement options in mind. Steve is doing some research on replacement options.

-With BOD approval Steve wrote a \$350 check to New Beginnings Church of Roy for use of their meeting space for WWE BOD and GM meetings for the past year. Guy will deliver the check to the church pastor.

-Guy presented a WWE BOD and GM meeting schedule for the coming year. Following discussion, the following schedule was approved by the BOD.

Monday, February 2<sup>nd</sup>, 7:00 p.m. Board Meeting

Monday, April 6<sup>th</sup>, 7:00 p.m. Board Meeting

Saturday, April 25<sup>th</sup>, 10:00 a.m. General Membership Meeting

Monday, June 1<sup>st</sup>, 7:00 p.m. Board Meeting

Tuesday, September 1<sup>st</sup>, 7:00 p.m. Board Meeting

Saturday, September 26<sup>th</sup>, 10:00 a.m. General Membership Meeting

Monday, October 5<sup>th</sup>, 7:00 p.m. Board Meeting

Monday, December 7<sup>th</sup>, 7:00 p.m. Board Meeting

Motion to adjourn at 8:22 pm by Larry, seconded by Guy

Respectfully submitted by Secretary Steve Braegelmann