

Monthly CPMWC Board of Directors Meeting
Wednesday, January 21, 2026 - 7:00pm - Clubhouse
Approved Minutes & [Background Info](#)

Google Meet joining info

Video call link: <https://meet.google.com/dus-daxj-vwp>

Or dial: (US) +1 240-343-1751 PIN: 635 449 978#

More phone numbers: <https://tel.meet/dus-daxj-vwp?pin=4300952660257>

- I. Call to Order 7:01 p.m.
 - a. Members present: Paul, Beth, Pat, Mike, Dylan, Teus and as always, the same great group of volunteers that are keeping your community functioning.
- II. Review and approve draft minutes from December 17, 2025 7:01 p.m.
 - a. Motion to approve by Mike, second Paul, approved
- III. Public comments 7:03 p.m.
 - a. Need to fix a hole on Delaware trail, patched by a resident, seeking reimbursement
 - b. Comanche & delaware road is cracking at wall
 - c. Assininoboine needs repair due to propane truck
 - i. There are Roads funds to be spent, Teus working on a plan
 - d. Neighbor Patrick was clearing check dams in drainage area, he shared a photo of a gully covered in ivy and is causing erosion, redirecting flow towards a neighbor's house, should consider all drainage areas - gardeners may be an option, contracted for emergency work, Dave to review
- IV. Old Business 7:10 p.m.
 - a. CIP Discussion: progress on current projects, prioritization of previous
 - b. Update on reviewing line items included in special assessment - what does each project cost (included in April & May meetings)
 - i. Assumptions added to document: next steps - review items with Teus & Dave (included in December minutes). Will need to review line items in next meeting and determine next steps
 - Need to get updated quotes and will need project managers from the community - Teus to review and update at the next meeting. Includes a budget for project management
 - a. Water treatment plant siding, lighting replacement for water treatment plant (this was done, cost?), and spare parts cargo box (location could impact cost, wait till

old tank is gone then drop a new one in by crane).
Security fence may not be required.

- b. No updates
 - c. Water Operator Additional hours, need to review budget for next year.
Possible to move some costs to projects.
 - i. Need to continue monitoring and ensure hours are allocated correctly: repairs vs. capital projects
 - d. Follow up from meeting with meter installer - Board need to create a plan for water meter install project
 - i. Dave sent terms and conditions from proposal from PWS, needs to be sent to legal review,
 - Motion by paul to authorize Dave to engage lawyer in review , second by Teus, approved
 - e. Apache bridge first steps with engineer, George to follow up
 - i. Move to February discussion
 - f. Update: Business license expired 11/30/25 - can be registered online and paid by company CC - secretary of state license
 - i. Nilson and Associates will process for us
 - ii. To be completed this week - License renewed to 11.30.2027
 - Complete
- V. Financial Report (Kirk) 7:33 p.m.
- a. Budget vs Actuals – [CPMWC Budget vs Actuals 12.2025.pdf](#)
 - b. Areas of note
 - i. Property Taxes -
 - 100% of property taxes paid for this fiscal year. No need to adjust for the next budget. Expecting a 2% increase.
 - ii. Trash Services - [CPMWC Trash Services 12.2025.pdf](#)
 - This is a known issue since we have been pushed off the residential plan. David is working with GW to reduce our billing.
 - iii. Operations Manager - [CPMWC Operations Manager 12.2025.pdf](#)
 - This looks to be a timing issue. If any time is being used for “Project Manager” work we need to move that over to the special assessment side.
 - iv. Chemicals - [CPMWC Chemicals 12.2025.pdf](#)

- This is an as needed expense and will be adjusted for the next budget
 - v. Water Operator Additional Hours - [CPMWC Water Operator Additional Hours 12.2025.pdf](#)
 - Still pending any additional notes from David. Are any of the expenses in this category tied to projects?
 - c. Balance Sheet - [CPMWC Balance Sheet 12.2025.pdf](#)
 - d. Firewise - [CPMWC Firewise 12.2025.pdf](#)
 - i. Still within budget, and should be able to exhaust the budget by the end of the fiscal year.
 - e. Water Tank Project - [CPMWC Water Tank Project 12.2025.pdf](#)
 - i. We had a large payment go out, and we're pending repayment of the invoice by the state to potentially pay back the balance due on the RCAC loan.
- VI. [Water Report & Operations Report](#) (Miles) 7:44 p.m.
- a. Nothing additional to report, waiting on direction on helping connect new water tank to system
- VII. Water Storage & Drought Relief Project + Water Meter updates 7:51 p.m.
- a. Motion to change names and extend the loan period by Paul, second by Teus, approved
- VIII. Firewise updates 8:01 p.m.
- a. Family education day is coming in March
- IX. Community updates (Dave - operations manager) 8:04 p.m.
- a. Focused on water meter project
 - b. Walked community road condition with Teus
 - c. Lead exceedance issue has been resolved, retested negative, will continue retesting
- X. Roads updates (Teus) 8:07 p.m.
- a. Collecting overall scope
- XI. Update: Website Migration Update (Dylon) 8:13 p.m.
- a. No update, in process
- XII. New Business 8:14 p.m.
- a. Next meeting scheduled for Feb 18, 2026 at 7pm

- b. Discuss how to remove old water tank that is being replaced
- c. Need to schedule CIP meeting to move projects forward

XIII. Meeting adjourned

8:16 p.m.

APPROVED