

**Monthly CPMWC Board of Directors Meeting**  
**Wednesday, November 19 , 2025 - 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 7:03 p.m.
  - a. Teus Aarnoudse, Dylon Dickonson, Pat Webster, Beth Anderson, Mike Lerman and the core group of community members who keep the engine humming for our entire community
- II. Review and approve draft minutes from October 15, 2025 7:03 p.m.
  - a. Motion to approve October minutes made by Paul, second by Mike, approved
- III. Public comments 7:04 p.m.
  - a. Chris is concerned about speed of vehicles coming and going on ogalala warpath; **please slow down**. Chris will contact the county to see what options they have to help manage speed through here, including speed bumps
    - i. Chris requested to place a vote on the ballot for next annual meeting for the entire community to approve that the county install speed bumps on this road. The board will look at options to put that to the community in June.
  - b. Apache trail bridge, is there any exploratory work to be done regarding erosion.
    - i. This can be added to the CIP if the community would like to participate, based on a lack of resources the Board will not be spending any additional time investigating
  - c. Business license expires 11/30/25 - can be registered online and paid by company CC - secretary of state license
    - i. Nilson and Associates will process for us
  - d. When does COLA increase start?
    - i. Will begin at start of fiscal year and introduced by Nilson & Associates
- IV. Old Business 7:21 p.m.
  - a. By-laws to be updated based on approved language in annual meeting - Mike
    - i. No updates
  - 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.
    - a. Water treatment plant siding, lighting replacement for water treatment plant, and spare parts cargo box (location could impact cost)
    - b. No updates
- c. Updates on training required for new board members within 60 days
  - i.  Drive
    - Complete - all certs are saved
- d. Water Operator Additional hours, need to review budget for next year. Possible to move some costs to projects.
  - i. Need to continue monitoring

V. Financial Report (Kirk)

7:28 p.m

- a. Budget vs. Actual - [CPMWC Budget vs Actual 10.2025 V2.pdf](#)
- b. Areas of Note
  - i. Park Maintenance - [CPMWC Park Maintenance 10.2025.pdf](#)
    - We are not concerned about this overspend. We expect to be slightly over budget by the end of the year.
  - ii. PG&E - [CPMWC PG&E 10.2025.pdf](#)
    - Utilities have increased over the year and we are expecting to be over budget this fiscal year.
  - iii. Trash Services - [CPMWC Trash Services 10.2025.pdf](#)
    - The trash service is expected to increase for the year. We are not concerned with the increase.
  - iv. Dumpsters -
    - This was a once a year expense and on the special assessment. We should not see it moving forward.
  - v. Chemicals - [CPMWC Chemicals 10.2025.pdf](#)
    - This is an as needed item and we are not concerned with the expense.

vi. Water Operator Additional Hours - [CPMWC Water Operator Additional Hours 10.2025.pdf](#)

- We have 4 projects to question if they should be in this expense or if they are for a specific project.

- a. Meeting Prep - Invoice 24388
- b. Labor - Invoice 25829
- c. Pre State Inspection - Invoice 18058
- d. Repair leak at Blackfoot - Invoice 18088

c. Balance Sheet - [CPMWC Balance Sheet 10.2025.pdf](#)

d. Firewise - [CPMWC Firewise - 10.2025.pdf](#)

e. Water Tank Project - [CPMWC Water Tank Project 10.2025.pdf](#)

f. Additional Notes

- i. We have received updated credentials for Wells Fargo - Thank you Paul, Beth and Pat!
- ii. We are beginning our year end procedures which include reviewing stale checks, reviewing any residents with outstanding balances and working on cleaning up stale AR if possible.
- iii. We have been working with Beth on the timeline for preparing the budget. By December we will have a

VI. [Water Report & Operations Report](#) (Miles) 7:45 p.m.

- a. High lead levels were detected at one home in five that were recently tested as part of routine testing - board to distribute info to community following that - not a systemwide problem, isolated at one residence, should clarify in info distribution - David to send
- b. Root cause of recent leak on blackfoot needed for insurance submittal

VII. Water Storage & Drought Relief Project + Water Meter updates 7:59 p.m.

- a. It's in process!
- b. Time to get serious about the install project, David is starting to discuss installers, first bid for \$43k, should carve out \$45k; board prep doc has proposal

VIII. Firewise updates 8:08 p.m.

- a. More than \$14,000 of volunteer labor was contributed last year!

IX. Community updates (Dave - operations manager) 8:00 p.m.

- a. Dumpsters were a big success, thanks to the volunteers!

- b. Trash service costs for the clubhouse will triple as they will start charging us as a commercial account - there is no avoiding this.

X. Roads updates (Teus) 8:10 p.m.

- a. No updates

XI. Update: Website Migration Update (Dylon) 8:15 p.m.

- a. Original framework that Fred put together is no longer available and Dylon will have to start from scratch.

XII. New Business 8:29 p.m.

- a. Next meeting scheduled for Dec 17, 2025 at 7pm
- b. Pat emailing Erik & Geri for help updating the members of the board with the State of California
- c. Board will need to create a plan for water meter install project
- d. Apache bridge first steps with engineer, George to follow up
- e. Pat to research previous work that may have been done by the community regarding an official response from SJ Water around assuming management of the CPMWC system

XIII. Meeting adjourned 8:34 p.m.