

Monthly CPMWC Board of Directors Meeting
Wednesday, February 18, 2026 - 7:00pm - Clubhouse
Approved & [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 7:06 p.m.
 - a. Board Members in Attendance: Paul, Beth, Mike, Teus and as always, the same great group of volunteers that are keeping your community functioning.
- II. Review and approve draft minutes from January 21, 2025 7:06 p.m.
 - a. Motion by Paul, second by Mike, approved
- III. Public comments 7:07 p.m.
 - a. The new tank is amazing
 - b. Brad shared a presentation of the progress:
[https://chemeketapark.org/public/docs/New Clear Well Project - Thanks Brad.pdf](https://chemeketapark.org/public/docs/New%20Clear%20Well%20Project%20-%20Thanks%20Brad.pdf)
 - c. Beth brought up a discussion point around a sign for the native garden, community will wait for any further inquiries
- IV. Old Business 7:08 p.m.
 - a. CIP Discussion: progress on current projects, prioritization of previous
 - b. Beth is working to clean up current CIP and has moved the special assessment projects to a separate list - will partner with David & Pau to clean up this draft so it can be reviewed with the community
 - i. Community CIP meeting proposed for week of March 16 - announcement to follow
 - c. Apache bridge first steps with engineer:
 - i. Teus talked with an engineer about reviewing the condition of the path bridge - cost to simply drive by and review = \$1k which will be required to produce a proposal; investigation of hillside stability is estimated \$30k-\$60k and take several weeks
 - ii. Results to be added to annual meeting discussion
- V. Financial Report (Kirk) - absent 7:25 p.m.
 - a. Budget vs Actual - [CPMWC 01.2026 Budget vs Actual.pdf](#)

- i. Extra hours for water master have been underbudgeted and should be increased in future budgets (costs of keeping an old system alive)

b. Areas of Note

- i. Chemicals - [CPMWC 01.2026 Chemicals.pdf](#)

- Chemicals are a bit over budget, but they are an as needed purchase and we will adjust the 2026-2027 Budget.

- ii. Licenses and Fees - [CPMWC 01.2026 Licenses and Fees.pdf](#)

- This will be adjusted in the new budget as we have underestimated the annual need for permits and licences.

- iii. Operations Manager - [CPMWC 01.2026 Operations Manager.pdf](#)

- The operations manager is running a bit over, but I believe it may be due to timing of work throughout the year and we will review again at the end of the fiscal year.

- iv. Trash Services - [CPMWC 01.2026 Trash Service.pdf](#)

- This item is over budget as we have transitioned from a home account to a commercial account. Our billing has stabilized, and we're expecting around \$560.00 per month. We need to decide if it's responsible to maintain a \$6,720.00 trash bill.
- What are the alternatives? **Looking for a community volunteer** to investigate the option to cancel or seek help from County Supervisors.

- v. Water Operator Add'l Hours - [CPMWC 01.2026 Water Operator Add'l Hours.pdf](#)

- We're going to assume that none of the work in this category is tied to any capital projects.
David if you believe otherwise please let me know so we can adjust. If you need to discuss any specific invoice please reach out and we can discuss.

- c. Balance Sheet - [CPMWC 01.2026 Balance Sheet.pdf](#)

- i. No notes

- d. Water Tank Project - [CPMWC 01.2026 Water Tank Project.pdf](#)

- i. Miles will need to bill community for connection work on new water tank, George asked him to provide an estimate and will contract directly with him; it's unlikely we can include the costs in the project

- VII. Water Storage & Drought Relief Project + Water Meter updates 7:35 p.m.
- a. Tank is complete - working on tie-ins
 - b. Next steps: grading and start-up of tank
 - c. Investigating deconstruction of old tank
- VIII. Firewise updates 7:41 p.m.
- a. March 29 - FAMILY FUN DAY @ THE PARK!
- IX. Community updates (Dave - operations manager) 7:45 p.m.
- a. Water meter project is central: installer looking to schedule precon meeting but we are waiting for final numbers of tank project before committing to the expenses of installation (assuming tank is \$50K over). Tentative meeting in Feb.
 - b. David investigated report of erosion in the lower comanche creek, no further action at this time
 - c. Only 3 remaining water meter locations to find
- X. Roads updates (Teus) 8:01 p.m.
- a. David shared updates from roadwork needs
- XI. Update: Website Migration Update (Dylon) - absent 8:20 p.m.
- a. Still in process
- XII. New Business 8:04 p.m.
- a. Next meeting scheduled for Mar 18, 2026 at 7pm
 - b. Decide on proceeding with conex box purchase from special assessment
 - i. May be ready to deliver container on 4/1, discuss in March
 - c. Review road repair proposals and determine which to proceed
- XIII. Meeting adjourned 8:10 p.m.