

Monthly CPMWC Board of Directors Meeting
Wednesday, February 19, 2025 - 7:00pm - Clubhouse
APPROVED MINUTES

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.
- In attendance:
 - a. Board Members - Teus Aarnousde, Neil Abranyi, Mike Lerman, Geri Markey, Vincent Mackewicz
 - b. George Bruder, Richard Buxton, Jody McCalmont, David Shimmin
- II. Review and approve draft minutes from January 29, 2025 7:02 p.m.
- Motion to approve: Geri, Second: Mike, Approved
- III. Review any public comments 7:03 p.m.
- Yoga time is wrong, canceled next 2 weeks, main calendar missing Firewise dates (home hardening and chipping)
 - Any BOD reimbursements to be submitted by end of March
 - Mike Lerman shared that his family is the new owners of Nonno's, now called Pizzeria Vittoria
 - Rich is concerned about the length of time it's taking to block Apache. After a long delay caused by the death of the original contractor, progress is being made. The Board has committed to complete by end of February
 - Question about Board's responsibility to manage residents' falling trees. Any trees on road will be addressed by association maintenance, any on private property remain the responsibility of the property owner
 - a. Action: discuss in future meeting
- IV. Updates on Action Items from January 29, 2025 meeting: (Mike) 7:14 p.m.
- To be followed up in-line below
- V. [Water Report & Operations Report](#) (Miles) 7:15 p.m.
- a. Update on: [Watershed Survey proposal](#) follow-up (Dave Shimmin) 7:18 p.m.

- David continuing to review the report to understand the scope
- b. Water tank replacement updates (George) 7:19 p.m.
 - Submitted required report to department of water resources
 - Received comments back from county after water tank design review; tank materials have been released for construction (5 month lead time); continuing to refine construction timeline to prepare for install
 - Financial: project to complete by 9/30/25 and CPMWC will carry 10% of what's billed to the state. George has asked for a loan extension through the end of year to cover this.
- c. Water Meters - George discussed potential courses of action to meet this state requirement. 7:27 p.m.
 - DWR prefers we work with water tank construction co for meter project and use remaining grant funds. Will only require a change order as opposed to redoing the entire bid process.
- d. Discussion: Cross-connection Control Plan and Implementation. 7:30 p.m.
 - i. Identified during the state inspection - that we don't have one and it's required.
 - No updates
- VI. Update on: Discussion from Water Inspection from State Water board
 - No updates
 - b. Action for Geri: need to send letter to State that we are no longer using the Los Gatos creek water source (CPMWC letterhead, etc)
 - No updates
 - c. Discuss the Sanitary Survey Findings Letter and associated action items (Fred).
 - i. Required and recommended actions to accomplish
 - No updates
- VII. Financial Report (Kirk) 7:31 p.m.
 - a. Past Due Notices
 - i. As you know Geri has been diligently drafting the 60 Day, 90 Day, and Shut Off notices.
 - ii. We processed our first batch of 60 Day Late notices this week. The total number of notices sent were 19 (total of \$27,844.94)
 - iii. We have noticed that there was a surge in people falling behind last month. We will be doubling our efforts in making sure people are paying timely.
 - b. Meeting with CPA
 - i. We are still working on timing to meet with your CPA again for the annual review. From our last review and the current status of our books, we should be above board.
 - c. Water Tank Project - Audit
 - i. We're scheduling meetings with Geri, George, and other principals to discuss what needs to be in place once the water tank project is complete to pass the audit/review
 - d. Profit and Lost [CPMWC 01.2025 Budget vs Actual.pdf](#)

i. Areas of Notice

- Internet, Hosting and Zoom 124.28% of budget
 - a. [CPMWC 01.2025 Internet, Hosting and Zoom.pdf](#)
 - b. No concern - we implemented a lot of new internet and hosting which will be captured in the 2025-2026 budget
- Propane - 173.92% of budget
 - a. [CPMWC 01.2025 Propane.pdf](#)
 - b. We're not expecting another propane fill until the next fiscal year. No concern.
- Property Taxes 115.59% of budget
 - a. [CPMWC 01.2025 Property Tax.pdf](#)
 - b. No concern - Property taxes were slightly higher for this fiscal year than budget. We will adjust for 2025-2026
- Legal 120.50% of budget
 - a. [CPMWC 01.2025 Legal.pdf](#)
 - b. No concern - Slightly higher legal than budget. This year is an outlier and we should not expect as much legal next year.
- Parts 1,866.00% of budget
 - a. [CPMWC 01.2025 Parts.pdf](#)
 - b. No concern here as we were building a stockpile for parts if needed during an emergency.
- e. Current [CPMWC 01.2025 Balance Sheet.pdf](#)
- f. Current [CPMWC 01.2025 Water Tank Project P\u0026L.pdf](#)

- VIII. Update on: Creating a Risk Management Plan (Fred) 7:40 p.m.
- a. In anticipation of future incidents, we need to put a plan together. The community should know how to respond.
 - Action: create a shared doc, needed by next March.
 - No update
- IX. New Business 7:43 p.m.
- Need to begin prepping for annual board meeting in April, large list to be addressed, Geri helping to organize and shared in March board meeting
- X. Firewise updates (Mara) 7:44 p.m.
- March 8, 10am, home hardening workshop at the park, start of a monthly raffle
 - Thank you to Mara & Rich for registering our chip piles for chipping day
 - Jody met with forestry official to address ongoing maintenance of area below park that needs constant work
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- XI. Roads update (Neil) 7:47 p.m.
- a. Apache Road closure (Teus)- KRail is in place, fence to come 7:50 p.m.
- XII. Clubhouse - Internet update (Vincent) 7:52 p.m.
- Tickets open with Frontier, trying to get a line run to clubhouse

- XIII. Community (Dave) 7:55 p.m.
- Ogallala and Crow, county removing large oak trees
 - Cleaned bollards in creek and gate
 - Working on digital water system map for community
 - Inspected drains during storm, Jose maintaining drains well
 - Revising clubhouse rules, including how payment is handled
 - Added lost & found section to website, first item is posted
 - Redwood materials under deck are up for grabs and need to be cleared out
- XIV. Update: Website Migration Update (Fred) 8:01 p.m.
- No update
- XV. Additions for next meeting 8:02 p.m.
- None
- XVI. Meeting adjourned 8:05 p.m.