

**Monthly CPMWC Board of Directors Meeting**  
**Wednesday, March 18, 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 7:06 p.m.
  - a. Paul Boothby, Pat Webster, Beth Anderson, David Shimmin, Dylon, and Jody McCalmont in attendance
  
- II. Review and approve draft minutes from February 18, 2026 - 7:07 p.m.
  - a. Motion to approve by Paul, second by Pat, approved
  
- III. Public comments 7:09 p.m.
  - a. Water leak reported by residents is an abandoned pipe that someone turned on. Valve was shut off and needs to be capped.
  - b. Idea about backup generator for the clubhouse - David S. to follow up, may be possible to use old generator from water treatment plant
  
- IV. Old Business 7:13 p.m.
  - a. CIP Discussion: progress on current projects, prioritization of previous - David, Paul and Beth met Feb 27th to consolidate list.
  - b. Paul and Beth propose scheduling a CIP public meeting evening of April 2nd - David S. to post meeting notice on Chemeketa Park website - Beth will follow up with David on communication.
  - c. Decide on proceeding with conex storage box purchase from special assessment
    - i. David S. Reported: 10 ft box cut from 20 ft box - what can we fit. Used and certified as weatherproof. \$2500 for 20 ft, \$10 ft ~ 4K (custom sizing is more \$). Determine how much room we need. David will follow up with Miles. Discussed location options.
  - d. Review road repair proposals and determine which to proceed-
    - i. End of Assiniboine - Quote from Duran and Venables for \$78k (asphalt patch, repairs, and retaining wall at end of Assiniboine) - David S. provided detailed quote to board.
    - ii. Break out paving projects from retaining wall and get quotes for paving work / patches needed

- e. David met with Aaron Chase to get quote- Water Treatment Plant Siding replacement, \$11K quote

V. Water Storage & Drought Relief Project + Water Meter updates 7:31 p.m.

- a. Compaction and grading around the tank is complete
- b. Inspection for the encroachment permit will be done on Tuesday
- c. The entrance to the tank site will be paved on Wednesday
- d. Pipeline pressure test samples were completed to satisfaction
- e. Fire hydrant is installed and all County Fire Marshal inspections completed
- f. The tank is beginning to be filled today
- g. DDW was notified today that the tank is being filled and we will provide a water quality test prior to putting the tank into service
- h. Decontamination results were sent to DDW
- i. We expect to release DACO Construction on or before March 26
- j. Need to keep the redwood tank in service to continue service in Chemeketa while filling the new tank. George is working with Miles to get it filled.
- k. Pump pressure is not sufficient and the pumps will need to be right sized. Miles has people coming onsite March 19 to find a solution.

VI. Water Report & Operations Report (Miles) 7:46 p.m.

- a. Support for tank project and focused on filling the new CT
- b. Plan to try and get tank full by Monday for sampling.
- c. Disinfection of organics in the water has come up and will be easier to maintain with new CT. In the meantime, plan to flush the system by opening hydrants on a weekly basis. Possibly need to send out notification to the community and will review with George Chen.
- d. Send out community notice to conserve water while we are filling the new CT. Dave to send out a notification.

VII. Financial Report (Kirk) 7:55 p.m.

- a. P&L [CPMWC Budget vs Actuals 02.2026.pdf](#)
  - i. Areas of Note
    - Trash Services [CPMWC Trash Services 02.2026.pdf](#)
      - a. We received a fairly substantial increase to our trash rates. We will adjust for 2026-2027
    - Licenses and Fees [CPMWC Licenses and Fees 02.2026.pdf](#)
      - a. This was under budgeted for 2025-2026 will adjust for 2026-2027
    - Operations Manager [CPMWC Operations Manager 02.2026.pdf](#)

- a. We're close for it being the end of the year and I'm assuming it's a timing issue. We will have a slight adjustment for 2026-2027
- Firewise [CPMWC Firewise 02.2026.pdf](#)
  - a. We are expecting a reimbursement from a grant issued to Firewise We will update the reports to match once received.
- Chemicals
  - a. This is an as needed item and we will adjust for 2026-2027 but monitor.
- Operator additional hours [CPMWC Water Operator Add\u0027Hours 02.2026.pdf](#)
  - a. This area was underbudgeted for and some of the tasks here should have been billed back to residents, but were not on board discretion.
- Water Tests
  - a. This is an as needed item and we will adjust for 2026-2027 but monitor
- b. Balance Sheet [CPMWC Balance Sheet 02.2026.pdf](#)
- c. Firewise [CPMWC Firewise 02.2026.pdf](#)
- d. Water Project [CPMWC Water Tank Project 02.2026.pdf](#)
- e. Beth needs to follow up with the accountant for 2025 taxes to get action items / deliverables to get taxes submitted.

VIII. Firewise updates 8:21p.m.

- a. Firewise Funday is planned for this month and encourages all residents and families to attend.
- b. Chipping program piles have started and residents can add to the piles in the community.
- c. Add firewise as part of regular budget and would need to be added to the bylaws

IX. Community updates (Dave - operations manager) 8:29 p.m.

- a. David S. Reported: 10 ft box cut from 20 ft box - what can we fit. Used and certified as weatherproof. \$2500 for 20 ft, \$10 ft ~ 4K (custom sizing is more \$). Determine how much room we need. David will follow up with Miles. Discussed location options.

- b. David met with Aaron Chase to get quote- Water Treatment Plant Siding replacement, \$11K quote
- c. Water meter installation project \$43k quote and will move forward on this after CT project is completed.
- d. Wifi enabled clubhouse door lock that logs entries is now installed and working.

X. Update: Website Migration Update (Dylon) 8:42 p.m.

- a. Mostly done with web migration and will publish to the board.

XI. New Business 8:45 p.m.

- a. Next meeting scheduled for Apr 15, 2026 at 7pm

XII. Meeting adjourned 8:45 p.m.

- a. Motion to adjourn by Paul and seconded by Beth - approved