

Monthly CPMWC Board of Directors Meeting
Wednesday, August 19, 2026 - 7:00pm - Clubhouse
Draft Minutes and [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 7:04 p.m.
 - a. Attendees: Paul B, Paul M, Gerry, James, Dave, Pat, George, Janice, Beth, Dylan, Miles, Laurie
- II. Review and approve draft minutes from July 15, 2026 7:05 p.m.
 - a. Motion to approve by Paul B, 2nded Paul M, approved
- III. Public comments 7:18 p.m.
 - a. Community member recommended BoD review the emergency response plan ahead of forecasted strong el nino winter.
 - b. Community member raised minor work to be done on the paved portion of upper Ogallala to alleviate pinch point.
 - c. Community member raised concern regarding guy wire on Delaware. Community member following up with PG&E.
 - d. Community member requested enhanced mirroring around Delaware on Comanche
 - e. Community member raised topic of the centennial centennial celebration. BoD had previously authorized funds and supports the celebration.
- IV. Old Business 8:05 p.m.
 - a. Storage container
 - i. Delivered July 24th and is close to completion with minor adjustments required
 - b. Road repair – update
 - i. Focused on grading and paving Delaware. Will requote Kiowa.
 - ii. Recent issue raised regarding pooling water from recent hydrant flushing. Will request while asphalt work done, we ask contractor to address as well
 - iii. **Action for next meeting** to assess roots requiring attention throughout the neighborhood
 - c. From last meeting

- i. Resident called GreenWaste to clarify the neighborhood's ability to tie down garbage can lids. GreenWaste is still working through. GreenWaste confirmed all of their trucks have cameras - if residents are experiencing scattered garbage, GreenWaste can review footage and address.
 - ii. File cabinet clean up: **action for next meeting** to determine requirement for record retention and investigate service to assist.
 - iii. Wharf hydrants exercised: will action annually
- V. Water Storage & Drought Relief Project + Water Meter updates 8:14 p.m.
 - a. Old redwood tank: First week of September the area should be cleared and ready for new tanks
 - b. Water meter: awaiting updated quote for 2nd phase
- VI. Water Report & Operations Report (Miles) 7:06 p.m.
 - [7.2026 Chemeketa Water and Operations Board Report.docx](#)
- VII. Financial Report (Kirk) 7:43 p.m.
 - a. Budget vs Actual [CPMWC Budget vs Actual 07.2026.pdf](#)
 - i. **Action for Kirk at next board meeting:** present final financials for water tank project
 - b. Areas of Note
 - i. [CPMWC Operations Manager 07.2026.pdf](#)
 - ii. [CPMWC Postage and Delivery 07.2026.pdf](#)
 - iii. [CPMWC Repair - General 07.2026.pdf](#)
 - iv. [CPMWC Water Tests 07.2026.pdf](#)
 - v. [CPMWC Water Operator Additional Hours 07.2026.pdf](#)
 - c. Balance Sheet [CPMWC Balance Sheet 07.2026.pdf](#)
- VIII. Firewise updates 8:15 p.m.
 - a. Grant work continuing: assisting community with online signups
 - b. Fire map QR code close to going live
- IX. Community updates (Dave - operations manager) 8:10 p.m.
 - a. See [Background Info Document](#)
 - b. Paul B motion to approve, 2nd by Paul M, approved club house repairs
 - c. For the coming winter, the community may have the opportunity to order sand bags in bulk, to be delivered. Please let the BoDs know how many sand bags you may need.

- X. Update: Website Migration Update (Dylon) 8:33 p.m.
 - a. The website update is done, working to transfer the domain. **George and Dylan** to follow up.
- XI. New Business 8:36 p.m.
 - a. Next meeting scheduled for Sep 16, 2026 at 7pm
 - b. Determine date for 2026 dumpster day
- XII. Meeting adjourned 8:42 p.m.

Draft