

**CBW Minutes 1/14/2025**

**Open Zoom Meeting      Called to Order: 6:01pm AST      Date: 1/14/2025**

**Present:** Kevin Gregory, Sherri Levin, Mike Harrell, Rick Hunter, Marilyn Blackhall, Tara McCafferty, Bill Brewer, Bill Hansen, George Hefferon, Judi Kromenhoek  
Matt Willey and Tanji Williams were also present

**Minutes:** December Minutes were approved

**Treasurer's Report: Undjusted Statement of Cash Flows - January through December 2024**

Operating Activities -Net Income	434,163.45
Adjustments to reconcile Net Income to net cash provided by operations:	
1100 - Accounts Receivable	11,292.33
1100 - Accounts Receivable:1110-A/R prepaid Assessment	33,094.64
1160 - Employer Receivable	1,440.15
1300 - Other Current Asset:Due from Bank	-785.82
2000 - Accounts Payable	200.00
2511 - Amex Plum	-3,796.98
2005 - Prepaid assessments	-33,094.64
2010 - Accrued Liability	-59,097.22
2100 - Payroll Liabilities:2100-5 Child Support	-486.00
2100 - Payroll Liabilities:2100-1 Withholding	22.00
2100 - Payroll Liabilities:2100-2 FICA	-336.83
2100 - Payroll Liabilities: 2100-3 FUTA	-2,499.00
2100 - Payroll Liabilities: 2100-4 VIESA	-403.54
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Net cash provided by Operating Activities	379,712.54
<b>INVESTING ACTIVITIES</b>	
1500-1 Capital Assets:1500-4 Vehicles	-1,000.00
1600 - Other assets:1630 Loans/Advance	-400.00
1600 - Other assets:1640 Prepaid Insurance	<u>-4,638.00</u>
Net cash provided by Investing Activities	-6,038.00
<b>FINANCING ACTIVITIES</b>	
2800 - SBA Loan	<u>-20,038.96</u>
Net cash provided by Financing Activities	<u>-20,038.96</u>
Net cash increase for period	353,635.58
Cash at beginning of period	<u>1,244,226.57</u>

Cash at end of period

1,597,862.15

**New Business:**

Report from Nominating Committee: Sherri and Marilyn reported that they have five applications. 1/15/2025 is the deadline for applications.

Agenda for 2/15/2025 Owners Meeting. Kevin is using the same format as last year. Possibly have Attorney Hodge attend to answer any questions.

The proposed date for the Organizational Meeting is 2/18/2025 6:00PM AST to elect officers for 2025.

**2025 Budget** - a proposed budget has been sent to the Board for review and any questions. Bill would like to see our Budget more organized and easier to read. Bill and Sherri will seek recommendations for a Quickbooks advisor. Hopefully we can get this done by March.

Mike would like to hire Barry Hughes (a licensed structural engineer) to make drawings and approve the work that was done on 14 to 16 supports under the buildings. This work was done after Udo's report in 2021 but was never stamped. Jim Tometich (an Owner and engineer) agrees the price of \$29,446 is fair considering the amount of responsibility he is assuming. George made a motion to get a second bid which is nearly impossible to get. Motion failed 3 yes and 6 no.

Kevin made the motion to high Mr. YHughes and Sherri 2nd it, 6 in favor, 3 voted no. Motion passed.

Bill will handle the contract and schedule.

**Waste Treatment Plant** - Mirko Restovik says we must re-line the 2 old tanks. After that and after Matt installs the meters, Matt has the flow meters needed to properly evaluate our operations. Matt plans to install them by the end of the week. Mirko figures it will take approximately 4 hours to finish his report. Matt got a quote to re-line the tanks for \$46,000 and he thinks he can save money by doing it in house. It will cost approximately \$25,000 for the concrete.

Mirko has someone who will work with Matt. George would like a long term contract and we must be compliant with OSHA. Matt will work with Mirko on a contract and cost.

**Roofs** - still waiting for a quote to re-coat. Roger, whose company did the roofs after 2018 is working with Matt. Matt will follow up with Roger to get him on site for an interview inspection.

**Spalling** - these issues continue. We must have an engineer's stamp for this work.

**Bond Beams** - in attics, not enough information available, Matt is working on this.

**Openings Under Buildings** - Barry Hughes working closely with Bill has agreed to do this work for \$228,440. This will include enlarging the openings under each building with doors, installing large fans and electrical. This must be done to stop further deteriorating of our support columns. Bill B. Has negotiated a payment schedule.

35% (\$79,800) to start probably in 1 to 2 months

35% when project is 75% finished and the remainder will be paid over 6 months at a 5% interest or \$11,707.35 monthly.

We need Owners vote of approval for a project of this magnitude. This work could be done in phases but at a considerable increase in cost. Bill put a lot of work and time with Mr. Hughes to work out this price.

Kevin made a motion to approve Mr. Hughes contract after getting Owners approval. Bill 2nd the motion and all were in favor.

**Finance Committee** - Sherri will lead this Committee and should have 3 individuals in an advisory roll to report to the Board. This Committee would review the Budget and advise the best way to fund these projects.

**Fresh Water** - there were problems with running out of fresh water over the Christmas holidays. CBW was full and the problem was caused by over use with the pumps causing them to overheat. Matt has temporarily fixed this issue.

**RO Plant** - Bill spoke with Ben. He has 1 bid for the work but 3 more contractors asked for 3 weeks to get their bids in by 2/1.

Kevin made motion to adjourn at 7:30