

**Cascade River Community Club**  
**Special Board of Directors Meeting Minutes Draft**  
**October 2, 2022      2 PM**  
**Inspire Church, Marblemount and Zoom**

- I. Meeting called to order by President Don Skakie at 2:01 PM.
  - A. Don Skakie explained that the purpose of this meeting is to announce resignations and appointment of new Board members. This meeting will be adjourned with another meeting to follow directly after with quorum met for Board business.
- II. The Board announced the purchase of the UTV.
  - A. Anne Murphy Div 1 Lot 216 asked about the validity of the policy manual. She referenced Policy # 1241 which states that purchases over \$5,000 must be discussed, voted, and approved in a meeting. Don explained that The Board will be taking on the task of determining which ones are valid and updating the ones that are not.
- III. Don Skakie announced Jeff Crapper and Taunya Sell resigned. Appointed to those seats are Steve Bighaus Div. 2 Lot 9 and Ken Adams Div. 2 Lot 22.
  - A. Steve Bighaus accepted the role of Treasurer, has a background in banking.
  - B. The Board still has a vacancy for the fifth member. If interested please come forward.
    1. Kim Frazier D3 Lot 101 stated that she would like to be the fifth Board Member.
- IV. Don Skakie adjourned the meeting at 2:20 PM
- V. Meeting called to order by President Don Skakie at 2:20 PM
  - A. Attendance:  
Board members present: President- Don Skakie, Treasurer-Steve Bighaus, Aimee Sissom, and Ken Adams.  
Members present: Kim Frazier D3 L101, Paul Tews D2 L29, Richard Brown D1 L114, Ken Jobe D1 L190/191/192 Pam Nix D1 L100, Marsha Shaw D1 L101, Steve & Susie Elliott D1 L41/42, Anne Murphy D1 L216, Richard & Carolyn McGuire D3 L31/32, Randy Solak D3 L81/82/83, Frank Koegler D2 L15, Mike & Annette Danielson D2 L70/71, Sue Bravard D2 L 39/40, Don & Marty Parker D1 L176, Jim Zegle D1 L 237/238/239/240/241, John McCutcheon D2 L1/2, Ron & Pixie Evans D1 L122, Mike & Karen Ball D1 L131

- VI. Steve Bighaus and Ken Adams introduced themselves and shared about their backgrounds
- VII. Bridges Updates. Rick Macnab has been invaluable doing the legwork, research, communication, coordinating, etc...
  - A. Boulder Creek and No Name Bridges are 1 step away from being shut down. Boulder Creek-scouring, water cuts away at abutment. No Name drilled in 16" before hit solid wood
    1. Mike Danielson asked if the bridges are so bad, why does the backhoe cross them? Don Skakie said he was unaware and will look into it.
    2. Sue Bravard stated that her septic truck driver did not know about the bridge weight limit. Office Staff answered that the companies were notified.
  - B. Bid received from Janicki \$170K for an all concrete bridge, incl removal of old and install new.
    1. Frank Kogler asked if \$170K is for both Bridges. Answer is yes.
    2. Waiting on one other bid but it will be for a wood and steele bridge. Wood/steele may be cheaper initially but long term concrete has more longevity.
    3. Also Sierra Pacific might share cost of concrete bridge. Grants are possible, if anyone has experience with grant writing, we want to hear from you
    4. Unfortunately it can not be installed until the Fish window opens back up in Spring. Janicki can do a temporary bridge in the meantime so propane trucks can cross to Div 2.
  - C. Steve Bighaus motioned to approve signing the Boulder Creek and No Name bridge replacement contract with Janicki Industries. Ken Adams second. All in Favor 4-0. Approved!
- VIII. Board Meetings. Aimee motioned to go back to monthly Board meetings instead of quarterly. Second by Steve Bighaus. All in Favor 4-0. Approved
  - A. Board meetings will be the second Saturday of the month at 2 PM at Inspire Church and via Zoom.
    1. Steve Elliott asked that we donate to the Church. The Board indicated that is already happening and will continue to happen.
- IX. Caretakers Report prepared by James Brockway, presented by Don Skakie:
  - A. Done:
    - Annual fire hydrant testing, cleaning and inspection completed. Two faulty fire hydrants in Division 2 were replaced
    - Road shoulder brush cutting within the Park
    - Removal of 10 dead danger trees from road right of ways

- Re-painted the West service gate, and then temporarily repaired it, after a lost traveler literally drove through it.  
Communicated with the drivers insurance company for obtaining a replacement gate

- Road work on the hills in Div 1.  
Increased traffic in the Park, along with the dry conditions, and excessive speeds are making this difficult.

**Please drive slowly in the Park (Caretakers need to set an example)**

- Replaced the hardware on the swings at the picnic area
- Repaired a major water leak in Division 1, cause was bad pipe bedding on old pipe
- Maintenance on the kids fishing pond, finishing the cedar fence, and making/installing a new bench at the pond
- Installed 6 new water meters
- Dealt with multiple issues regarding front gate access/visitors not signing in.

**Members are responsible for their guests access into and out of the Park**

- Cleaning and organizing at the pump house lay-down yard
- Construction of a temporary road in division 1, for installation of a permanent water mainline to service several lots previously serviced by an above ground line.

One additional fire hydrant will be added during this project

- Identified and worked with a second contractor for obtaining another bid on bridge replacements
- Retightened bolts on Bernhard bridge decking.  
Lag bolts allow this as the deck boards endure the weather conditions

- Replaced several steering components on the Park truck.  
Estimated cost savings of on-site repairs is 300\$
- Ordered and received 4 dump truck loads of winter road sand.  
Sand is brought in this time of year so it can dry out before freezing temperatures arrive

B. Upcoming:

- More meter installations
- Further dead tree removals from the road right of way
- Painting the swing sets at the picnic area
- Completion of water main installation in Division 1
- Staining of plow shed siding

**C. Reminder: Leaving bags of pet waste alongside the roads is not acceptable.**

**Please pick up after your pets, then dispose of it.**

**IV. Questions from Members**

- I. Short Term Rentals in the park were discussed. The recent supreme court decision indicated that HOA's could not prohibit rentals but that HOA's can regulate them.
  - A. Pixie Evans shared that she manages Greg and Melissa Smiths. She has a state Business license, \$1million insurance policy. She suggested the Park charge a % of what they make to cover extra costs that are inevitable with maintenance of roads, water, etc...
- II. Steve Elliott D1 Lot 42 suggested that review of the policy book should be inclusive or member input
- III. Don spoke about methods of communication with the members, board, staff and/or vendors and asked that they email the board with their questions and propose a solution to any problems that they raise.
- IV. Paul Tews D2 L29 spoke about the FRS Equipment that he has available for \$50. He suggests that members can use them to communicate with each other in the park.
- V. Kim Frazier volunteered to be on the Board and to be Firewise Captain again.
- VI. Randy Solak requested the return of the newsletter.
- VII. Don reported an update about late fees and interest through Associa. They made a mistake and that those fees should now be removed.
- VIII. Karen Ball asked if Associa reports can be reported to the membership. Don said he would look into that and the Board will get back to members about that.
- IX. There were many complaints about problems experienced with Associa. Sue Bravard asked if Associa was based in WA or Texas. The answer is both, they are headquartered in Texas but have offices in WA among other states. Sue also asked about having policies put back on the website or Town Square.
- X. Frank Koegler invited everyone to Parktoberfest.
- XI. Adjourn Meeting. Ken Adams motioned to adjourn the meeting. Second by Steve Bighaus. All in favor 4-0 Meeting Adjourned 4:10PM

**Next Board Meeting is November 12, 2022 2PM at  
Inspire Church or via Zoom**

