

CASCADE RIVER COMMUNITY CLUB

December 10, 2022

The regular meeting of CRCC was held on 12/10/2022 at the Inspire Church, Marblemount at 2:00 PM with Vice President, Ken Adams presiding and Ken Adams also as Secretary. Board members Alegre (Aimee) Sissoms and Kim Frazier were present.

Minutes: The Regular meeting of CRCC December 10, 2022 were approved by unanimous consent.

Officer Reports:

President: vacant

Vice President: Acting in absence of President. I would like to give a little update on what the Board has been facing. All of the past Board but one has resigned. Of the three remaining members of this Board, one of us has been on the Board 30 days, one 60 days, and one was appointed in 2019 and elected in 2021.

We have been dealing with little or questionable documents and the lack of minutes from August 2022. The past Board used RCW 69.38. RCW 24.03A became effective January 1, 2022 and was not implemented by the previous Board. Article II, Paragraph 18 of our Articles of Incorporation refers to "...Chapter 24.04 Revised Code of Washington...."

Policy #1121 Numbering of Directors Position was not followed in 2017 onwards, and it is not possible to determine the position numbers with the exception of Aimee.

The Park does not presently have an attorney to help us clear up these matters and we just received recommendation for 3 to interview.

Secretary: No additional comments

Treasurer: vacant. Steven did provide the following:

Bank of America Checking: \$52,494.00

Bank of America Savings \$61,408.00

Pacific Premier Business Money Market: \$239,899.00

Our Accountant complete the tax returns has walked away leaving us with tax returns for 2019, 2020, and 2021 still needing to be filed. A Burlington accounting firm has been contacted to see what they can offer us.

Motion made by Aimee: I move that Kim be appointed to the position of Treasurer until such time as new Board members are appointed. Motion passed 3-0 Membership asked about her qualifications. It was stated that this nomination was necessary to please our banks that require more than one signee on the account and one must be the Treasurer.

Associa: None, no representative.

Committee Completion of bridges will occur in the spring when the e Reports

Nominations: The report date extended until February 28, 2023. See November Minutes.

Elections Policy Review: The following members have expressed an interest in serving: Frank Koegler, Kurt Treftz, David Mirreault, Don Skakie

Budget: None

Unfinished Business:

Bridges: Temporary bridge work in complete. There are no weight restrictions on this bridge. Completion of the two bridges will occur in the spring when the Department of Fish and Wildlife and the county are sure that the fish runs will not be harmed. The present contract covers the completion of both bridges. A second rental payment on the temporary bridge of \$500.00/monthly is soon due. The work that Don Skakie accomplished has resulted in Sierra Pacific offering to pay \$20,000.00 toward the bridges costs. There is also the possibility of the State and Army Corps. Of Engineers helping to build a bridge over Nugget Creek.

West Gate. Two vendors have submitted bids to repair and replace the gate We are waiting on a third bid. It looks like the costs will be well under the amount the insurance company has paid. That raised the question if it is less than amount received is that insurance fraud? **Follow up information:** Since the meeting an article by the Hon. Eric Dick, entitled "What Happens If You Don't Use Insurance Money For Home Repairs" (8 Jun 2022), it would appear there is no fraud. One of his statements that applies to us indicated we may want to be very diligent in repairing/replacing the gate: "if a subsequent issue arises due to anything that was not corrected, your new claim may be denied. Therefore, while you can just pocket the insurance money from a claim, it may be wiser to have the damages repaired. Question was raised shouldn't we just use or staff to repair? We are short staffed at the moment and because of what was stated above about future claims it might be good to have a third party involved. It was also noted that the lock box needs to be replaced and that is included in the original bid.

During the discussion we it was brought up how we change out the locks on the two keyed gates about every three months. The key issued to members only works Friday to Sunday. The membership requested we do a study to determine to cost of replacing locks and keys to all members, since there are probably many old members that never turned in their keys. The new key will work in the two gates and the dumpster. Board hopes to have a report by the next meeting.

Associa contract: The termination period begins 1/1/2023. Termination of the contract will result in the Board planning to hire a CPA to do Taxes, monthly report and Payroll. We have just received increases in ancillary fees starting the beginning of the year. Associa has been unable to produce timely reports.

New Business:

Office Report: Tammy reported that the water report was not made in August and September, due to sickness. Since then, the reports have been filled and they were all within range. County asked that the membership be notified.

Caretaker Report: John reported that the UTV should be repaired and back in the Park by Wednesday, which is earlier that last report

Web Hosting Program. New program will reduce our present costs from \$239.88/year to \$107.88/year. We have purchased two years which will result in an additional reduction of 10%

Associa Motion was made by Kim: that a letter be sent to Associa by not later than January 15,2023, CRCC intends to terminate the present contract and the end of this contract period. Motion carried 3-0.

Michael Sheasly and his girlfriend have served their time for breaking in, have returned to the area. Diligence about security on your property is a concern and please watch out for your neighbors. We will post his picture. There is a restraining order for him being on our property. Please report if you see him to the police. Police are aware of the situation.

Staff: Board is looking at providing our superb staff improved pay and benefits.

Caretaker Cabin: Available December 19th. Once we determine the status of the interior, we may need to paint, carpet or do repairs. Members wishing to help should contact the boardofdirectors@cascaderiverpark.com. Thank you in advance.

Jenny Howard lot: Sold and we were able to recoup over \$10,000.00 when the lien was paid off.

Volunteers: There is always a need for volunteers. There are two Board positions open, and many committee positions open. Please contact boardofdirectors@cascaderiverpar.com outlining your background and where you would like to help to improve this fine community.

Ken Adams asked for a motion adjourn. Motion Carried 3-0

The meeting adjourned at 3:20.



Kenneth W. Adams, Secretary

Date Approved:

Attachments; Attendance Sheet 11/12/2022

Agenda 12/10/2022

“What Happens If You Don’t Use Insurance Money for Home Repairs”, 8 Jun, 2022 by Hon. Erick Dick