

# CRCC Monthly Board of Directors Meeting Minutes Draft

August 12, 2023      2PM      Inspire Church, MM and Zoom

1. **Call to Order:** Meeting called to order by Martin Metz, Vice President at 2:07 PM
2. **Attendance: Board Present-** Martin Metz, Michael Rodriguez, Bill Roehm. Board Absent- Pam Robinson expected to attend via Zoom. Zac Lamont unexcused. Staff Present-Tammy Caldwell, Recording Secretary and John McCutcheon, Relief/Assistant Caretaker. Pixie Evans sent a staff report and said Pam Robinson gave her the day off. Members present-14 and via Zoom-5
3. **Revision of Director Roles-** It is unknown if Zac Lamont is going to continue
  - a. Martin Metz motioned to allow the Vice President to also take on the Secretary role. Second by Bill Roehm. All in favor 3-0
  - b. Martin Metz motioned to appoint Michael Rodriguez as Treasurer temporarily until Zac status is determined. Bill Roehm second with emphasis on it being temporary. All in favor 3-0
4. **Approval of Minutes:** Martin Metz motioned to approve minutes for April 8, 2023, May 13, 2023, June 10, 2023, and July 2023 Board of Directors Meetings. Second by Michael Rodriguez. All in favor 3-0
5. **REPORTS:**
  - a. **Presidents Report:** by Vice President Martin Metz- There are a lot of people in the park for the summer, speeding and additional traffic creates dust.
    - No Fires whatsoever. Security issues outside the park- Let us know if you see anything odd.
    - There is one property with excess water use due to a leak that they are aware of, also excess noise from a motorcycle. We will be issuing fines.
    - Associa has sent out invoices for dues and assessments. The board has approved not charging any late fees until October 1, 2023
    - It has been suggested to have a picture posted of each board member, staff, and committees.
    - Pam is following up on training for the board, making sure we are taking advantage of training and also what Associa offers through Town Square
    - Transferring over to Microsoft 365, Office is moving the files
  - b. **Treasurer Report** by Michael Rodriguez- Thursdays at 6pm the board meets for working sessions. No decisions are made at that time unless it is a confidential matter.
    - i. We still don't have the June or July financials from Associa but we have access to Strong Room which is a bookkeeping software the board members can access to approve transactions.
    - Spending Report for July 2023- See attachment (PowerPoint Presentation)
      - Total spent \$38,759. Payroll-\$18,197=48%. Associa-\$12,526=32%. Reserve Contribution-\$2,504=6%. All the rest-\$5,532=14%

- Delinquent accounts- 73 total equals \$86,574. 9 accounts owing more than \$3,000 represent 62% of the delinquency totalling \$54,066.
    - Martin Metz explained that Associa is working with Condo Law to revise the Delinquency policy so we can begin focusing on collecting from these accounts
  - Budget Ratification process explanation- Reference PowerPoint Presentation and RCW 64.90.525. Michael explained the law for budget ratification
    - Martin Metz explained that the board is learning and is dedicated to making sure members get more information this year on the budget so its not so confusing.
  - Lake Tyee-How they run business. Reference PowerPoint presentation for comparison tables.
    - The power point presentation was for informational purposes, it was not representative of the boards beliefs or plans for CRCC
- c. Bill Roehm, "Boots on the ground" aka liaison with members and office-** Bill recently got a job but quit so that he could devote his full attention to CRCC. If members have questions or concerns, he is available.
- Bill plans to focus on policy revision to update the policies.
  - Bill explained that he was recently asked to present something to a volunteer member. The information that he had was incorrect so it created a misunderstanding. He apologized to Mike D. for that and said that we would welcome him back. The rumors on social media that Bill is not a nice person are incorrect. It was a mistake and he apologized.
- d. Staff Report** read by Martin Metz since Pixie had the day off
- Computers were bought. Microsoft 365 is up and running. We got a great price on them at Costco. Need to move documents over and get all of the Board members into the system.
  - Working on getting employee contracts as hired, employees need to affirm in writing. Verbal agreements are legal but confusing and are not beneficial to the operations of the park. Changes happen often as business progresses, adjustments to schedules, employee assignments, and predictable business practices occur. We will be as any other business with employees, for safety, loss prevention, security requirements and proper training as required by the state of Washington.
  - Radios in vehicles, not working. working on bid for new radios for communication in the park
  - Fire Marshall annual audit passed
  - John McCutcheon wrapped the fire hydrants in reflective tape so they can be seen at night. Cut brush around them and adding wood chips around them to keep brush from growing
  - John McCutcheon read water meters and they were input by Tammy
  - Martin explained that there is a high usage of water right now. If you suspect a leak let staff know. Concern is if fire breaks out

- Bridge railing, working on finishing installing the portion that still needs to be replaced
  - Caretakers are checking the guest sign in log to make sure people are signing in. We will be working on a new way to identify guests
- e. **Volunteer Coordinator, Kathy Roehm-** Kathy passed out thank you gifts to volunteers Laura Emnott, not present, is responsible for the beautiful flowers with help from Mike Danielson watering. Kathy received compliments while watering. Nominating Committee, John McCutcheon, Paul Tews, and Jason Weaver received microfiber shop towels for cleaning up messes. Election Committee- Sue Shinkle, Bobbie Dutton, Ron Evans received lifesavers for being lifesavers at the last minute. Drum Circles- Mir Agol received a cha cha shell bracelet for wearing during drum circles. VERT committee meeting is tomorrow. If you want to join, you still can. The Sheriff will be there tomorrow to talk about security. First Aid class is coming up if anyone wants to attend and be CPR First Aid certified, Staff are paid for but everyone else has to pay for themselves. Beautification and BARC aka Lot Mods Mike Danielson received a gas card for all the driving he did to water plants, flowers and check out properties for Lot Mods. Thank you Mike for the hundreds of hours you have volunteered.
- f. **Park Services, Paul Tews:** The committee was taking a hiatus. Plan is to review what we are getting with Associa and propose options.

## 6. UNFINISHED BUSINESS

- a. Appoint members to VERT Committee: Martin Metz motioned to appoint David Mireault, Don Parker, Bret Cornelius, Jim Zegle, Mir Agol, Angela Nevin, and Staff John McCutcheon, John Brooks, Pixie Evans, and Tammy Caldwell to the VERT Committee. Second by All in favor 3-0
- b. Motion to appoint Bill Roehm to the Lot Mod Committee. Second by Michael Rodriguez. All in favor 3-0
- c. Short Term Rental Committee, working with Associa on adopting policy. Looking at Lake Tyee to see what they are doing but we are a different type of organization. Marty Parker is heading the committee with Donna Metz. Plan to have it put in place by the next meeting.
- d. Labor Day BBQ update- Kathy Roehm said that coordinating this event is a group effort The Labor Day Salmon BBQ/Picnic is Sunday, September 3, 2023 from 3pm to 8pm
- We would like to borrow a corn hole game or 2. Swings will be tied up.
  - Meat is included chicken, hot dogs, and salmon at no charge
  - Instead of a raffle doing a silent auction, proceeds will be split between VERT and the MM Volunteer Fire Dept. VERT needs that have been neglected the past few years. We now have people who know how to evacuate us properly, how to hook up and use fire hoses, etc...
  - CRCC will provide paper products
  - Bring a dish to share and own refreshments
  - Will be games for children as well as the adults only games
- e. Votes done via email- None at this time

## 7. MEMBER COMMENTS- Q & A

- a. **Norma Sherin D2 L25, 26-** Norma said she looked at property in Lake Tyee and there are big differences. Lake Tyee does not allow permanent structures to be built. They limit use of properties to 210 days per year. No STR or AirBnB's at all. Assessments cost \$9.82 per day (assessments divided by 210 days) to own at Lake Tyee while CRCC cost \$3.38 per day (assessments divided by 365 days)
- b. Letter from Anne Murphy D1 L216- Asks where in the financials the UTV shows?
  - i. Why are we expected to pay on time but we don't get financials on time?
- c. Jim Zegle D1 L237, 238, 239, 240, 241- What is being done about speeding? Not pointing fingers at any specific group. Everyone speeds. There was a drunk guy on a quad going 60 MPH. He would like to see more speed limit signs.
  - i. Bill Roehm said we are addressing it. Speed limit signs that are uniform throughout the park have been ordered. Speed bump signs to go with the speed bumps, dead end signs are being added
- d. Ken Jobe asked about radar to enforce speed.
- e. Kathy Roehm spoke about dust control. She and Bill Roehm were introduced to a product that Lake Tyee uses that is made of Beet Juice. John McCutcheon said that they water Times Square and the main gate entry area.
- f. Sue Shinkle D1 L226 asked how to get a dumpster removed. She said that the dumpster in front of D1 L126, 127 is locked so people put their trash on the ground next to it. Tammy Caldwell explained that the current property owner has tried to have it picked up, the park has also tried but the person who is responsible for having it delivered (previous owner of lots 126, 127) needs to request it be picked up otherwise Waste Management can not pick it up until she has defaulted on payments for a certain amount of time so that it goes into collections. Waste Management put the lock on it so that people will not fill it back up with Trash
- g. Anne Murphy D1 L216 asked what the additional charge is for Associa to do billing for past due accounts?
  - i. She also asked if the maintenance shop was being organized as Pixie reported last month? John McCutcheon said he has been cleaning out the lean to and that he has cleaned it several times. After they finish the bridge railing they will focus on the shop. Martin Metz has experience with inventory and we will review again next month.
  - ii. Pixie's report didn't say anything about the bridge. What is happening with that?
    1. John McCutcheon explained that there was a delay getting the lumber from Cascade Supply, they were out and Associa didnt pay the bill so it put the account on hold. We had to wait for them to get it back in stock.
- h. Don Skakie mentioned that October 1 late fees will begin being charged, suggesting a mailchimp to remind people. He also asked about Associas fee not increasing by 3% and wants a copy of the new contract. He stated that he wants to see the new contract, members want to see it. When can they get a copy of the new contract? Martin Metz explained that the contract is automatically renewed unless canceled before the date indicated in the contract. The amount budgeted for Associas fee for 2022-2023 was not

correct, it was a bit higher than it should have been. If you multiply their monthly fee of \$7,995 by 12 months, you get the amount that is currently budgeted for 2023-2024 which is the accurate amount. They did not raise the fee this year.

- i. Don Skakie talked about the election and seat numbers. He believes that the seat numbers should have been such that Martin Metz would have needed to be elected therefore he (Don Skakie) should be sitting on the board right now since he received votes and Martin did not. Don wanted to go over the details of seat numbers based on the seat numbers he believes should have been. The board said they can discuss at another time.
  - j. A member online asked how much assessments the people in Division 4 pay?
    - i. The answer is \$50
  - k. Ken Harrison D1 L215 said that the streets in the park used to be paved and asked if it was something that has been considered or could be considered? It was paved but became too cost prohibitive since water lines need to be dug up at various times. Also, it is not environmentally friendly to pave so close to the river, being that Cascade River is a Wild and Scenic designated river.
  - l. Don Skakie asked again about the Associa Contract. There is no new contract. It is the same as it was before. They didnt raise the fee.
8. Meeting Adjourned at 4:04 pm by Martin Metz.

**Next Meeting September 9, 2023 2pm at Inspire Church and Zoom**

Attachments:

1. Sign in Sheet
2. Financial Report Power Point Presentation
3. Lake Tyee research done by Norma Sherin

# CRCC EXPENSE REPORT SUMMARY FOR JULY 2023

BUDGET 2022-2023 (*)	
Actual	Monthly
<b>\$427,452</b>	<b>\$35,621</b>
\$204,610	\$17,051
\$115,509	\$9,626
\$29,000	\$2,417
\$78,334	\$6,528

\* Budget goes from July 1st to Jun 30th

	PERCENTAGE
<b>\$38,759</b>	<b>100%</b>
\$18,197	48%
\$12,526	32%
\$2,504	6%
\$5,532	14%

<b>BUDGET 2022 - 2023</b>	<b>\$428,090</b>
<b>BUDGET 2023 - 2024</b>	<b>\$531,682</b>

VENDOR	AMOUNT	DETAILS	Jul22 to Jun23	Monthly
PAYROLL	\$18,197	Caretakers (51%), Office staff (49%)	\$204,610	\$17,051
ASSOCIA	\$12,526	Regular monthly fee (\$7,980) + Extra (\$4,546)	\$115,509	\$9,626
WASTE MANAGEMENT	\$801	2 dumpsters since June, 1 time per week	\$4,623	\$385
ZIPLY FIBER	\$657	Internet and phone (\$160/month)	\$1,772	\$148
HUGHES NETWORK SYSTEMS LLC	\$196	Satellite Internet (\$195/month)	\$2,187	\$182
HONEYBUCKET	\$623	2 standard units serviced weekly since June	\$1,102	\$92
WOOD'S LOGGING SUPPLY INC.	\$342	Chainsaw maintenance and roofer kit	\$2,672	\$223
NORTHWEST WATER WORKS LLC	\$271	Monthly water inspection	\$3,246	\$271
VANDERYACHT PROPANE, INC.	\$332	Propane	\$8,173	\$681
CHOM'S CHEVRON	\$616	Fuel	\$6,107	\$509
CONDOMINIUM LAW GROUP, PLLC	\$443		\$510	\$43
LANDSCAPING SNOHOMISH GARDEN (Reimb L. En	\$358	Beautification flowers		
PURCHASE MICROSOFT (Reimb Ron & Pixie Evans)	\$194			
WALMART (Reimb William & Katherine Roehm)	\$85	Annual Meeting (water, fruits, cookies...)		
PRESSURE WASH WAND (Reimb John Brooks)	\$47			
LES SCHWAB TIRES CENTER	\$31	Flat tire repair		
COMDATA CREDIT CARD PAYMENT	\$538		\$5,424	\$452
- Election Runner	\$36			
- Google storage	\$22			
- Amazon : Phone and Car Charger	\$57			
- Amazon : Grinder wheels, torques bits	\$57			
- Amazon : File holders, wall calendar, wet erase marker	\$94			
- Amazon : Reflective tape for hydrants	\$78			
- Amazon : Disposable gloves	\$75			
- Amazon : Trash bags, phone case, form holder	\$66			
- Amazon : Caretaker name on duty sign	\$31			
- Amazon : One car on bridge sign	\$23			

# FISCAL YEAR RECAP (JULY 2022 – JUNE 2023)

	2022 - 2023		DELTA	2023-2024	
	ACTUAL	BUDGET		BUDGET	BUDGET
<b>INCOME</b>					
Assessment Income	421,318	395,590	(25,728)	531,682	531,682
User Fee Income	5,720	20,000	14,280	0	0
Collection Income	12,657	0	(12,657)	0	0
Recovery of Bad Debt	0	12,500	12,500	0	0
<b>TOTAL</b>	<b>439,695</b>	<b>428,090</b>	<b>(11,605)</b>	<b>531,682</b>	<b>531,682</b>
<b>EXPENSE</b>					
Administrative	24,790	20,140	(4,650)	20,740	20,740
Communication	408	0	(408)	0	0
Payroll & Benefits	190,405	152,150	(38,255)	259,930	259,930
Insurance Premium	5,613	12,000	6,387	14,000	14,000
Utilities	22,727	51,500	28,773	43,500	43,500
Operations	696	4,000	3,304	0	0
Contract Services	1,356	0	(1,356)	0	0
Repair & Maintenance	43,713	47,450	3,737	47,450	47,450
Professional Services	107,221	111,100	3,879	115,260	115,260
Taxes	24	750	727	750	750
Reserve Contribution	29,000	29,000	0	30,052	30,052
Reserve Expense	1,500	0	(1,500)	0	0
<b>TOTAL</b>	<b>427,452</b>	<b>428,090</b>	<b>638</b>	<b>531,682</b>	<b>531,682</b>
<b>SURPLUS</b>	<b>12,243</b>				



# 73 DELINQUENT ACCOUNTS – TOTAL : \$86,574

## Outstanding Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
				0.00	0.00	0.00	0.00	15.50	15.50
				0.00	0.00	0.00	0.00	12.00	12.00
				0.00	0.00	0.00	0.00	926.00	926.00
				10.97	50.97	35.57	60.24	1,020.09	1,177.84
				0.00	0.00	0.00	0.00	926.00	926.00
				0.00	0.00	0.00	0.00	950.00	950.00
				0.00	40.00	35.80	60.70	1,044.55	1,181.05
				11.21	51.21	35.80	60.70	1,044.55	1,203.47
				0.00	75.00	0.00	0.00	0.00	75.00
				44.05	29.60	30.30	52.55	300.14	456.64
				0.00	0.00	0.00	0.00	9.65	9.65
				0.00	0.00	0.00	0.00	9.42	9.42
				0.00	0.00	0.00	0.00	4.49	4.49
				0.00	0.00	0.00	0.00	4.79	4.79
				0.00	0.00	0.00	0.00	50.00	50.00
				0.00	0.00	0.00	0.00	975.00	975.00
				41.71	27.56	28.56	49.96	63.82	211.61
				0.00	0.00	0.00	0.00	459.19	459.19
				0.00	0.00	0.00	0.00	25.00	25.00
				43.00	43.00	43.00	125.60	4,353.78	4,608.38
				10.99	60.99	45.59	40.68	1,063.37	1,241.62
				0.00	0.00	0.00	10.32	0.00	10.32
				20.68	60.68	45.28	79.66	2,010.56	2,216.86
				11.21	51.21	35.80	60.70	1,044.55	1,203.47
				48.14	48.14	48.14	135.88	4,878.26	5,158.56
				47.90	47.90	47.90	135.40	4,853.77	5,132.87
				0.00	0.00	0.00	0.00	9.65	9.65
				0.00	0.00	0.00	0.00	4.80	4.80
				0.00	0.00	0.00	0.00	9.21	9.21
				0.00	0.00	0.00	60.70	1,044.55	1,203.47
				11.21	51.21	35.80	0.00	30.91	30.91
				0.00	0.00	0.00	0.00	4.74	4.74
				0.00	0.00	0.00	0.00	4.74	4.74
				0.00	0.00	0.00	0.00	8.81	8.81
				0.00	0.00	0.00	0.00	4.80	4.80
				84.28	84.28	84.28	168.56	8,605.29	9,026.69
				0.00	0.00	0.00	0.00	25.00	25.00
				110.18	110.18	110.18	259.96	11,206.19	11,796.69
				40.52	40.52	40.52	120.64	4,101.27	4,343.47
				18.05	83.05	17.40	74.40	1,742.47	1,935.37
				0.00	0.00	0.00	0.00	14.11	14.11

**Outstanding Balances**

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance	
				0.00	0.00	0.00	0.00	9.65	9.65	
				11.20	76.20	10.55	60.70	1,044.35	1,203.00	
				0.00	0.00	0.00	0.00	14.50	14.50	
				0.00	0.00	0.00	0.00	24.00	24.00	
				0.00	0.00	0.00	0.00	59.65	59.65	
				0.00	0.00	0.00	0.00	28.12	28.12	
				0.00	0.00	0.00	20.74	1,615.16	1,635.90	
				0.00	15.50	0.00	0.00	0.00	15.50	
				9.25	49.25	33.85	17.20	877.20	986.75	
				0.00	0.00	0.00	0.00	25.00	25.00	
				0.00	0.00	0.00	0.00	25.00	25.00	
				0.00	0.00	0.00	0.00	0.49	0.49	
				0.00	0.00	0.00	0.00	102.24	102.24	
				11.21	76.21	10.55	60.70	1,044.55	1,203.22	
				20.66	85.66	20.01	79.62	2,008.64	2,214.59	
				11.21	76.21	10.55	60.70	1,044.55	1,203.22	
				0.00	0.00	0.00	0.00	9.00	9.00	
				50.08	50.08	50.08	139.76	5,075.89	5,365.89	
				0.00	0.00	0.00	0.00	24.00	24.00	
				0.00	0.00	0.00	0.00	9.44	9.44	
				0.00	0.00	0.00	0.00	25.00	25.00	
				0.00	0.00	0.00	0.00	1,044.55	1,203.22	
				11.21	76.21	10.55	60.70	1,044.55	1,203.22	
				0.00	40.00	0.00	0.00	0.00	40.00	
				0.00	0.00	0.00	0.00	25.74	25.74	
				30.50	30.50	30.50	61.00	3,119.56	3,272.06	
				55.00	58.84	8.34	56.28	816.13	994.59	
				10.16	10.16	50.16	44.27	960.26	1,075.01	
				40.65	25.00	0.00	0.00	54.00	119.65	
				11.05	76.05	10.40	60.40	1,019.25	1,177.15	
				49.85	34.45	34.20	17.90	975.00	1,111.40	
				52.16	36.76	36.51	1,217.26	0.00	1,342.69	
				76.28	76.03	5,209.09	0.00	0.00	5,361.40	
				1,004.57	1,848.61	6,245.26	3,513.88	73,962.14	86,574.46	
				1.16%	2.14%	7.21%	4.06%	85.43%	100.00%	
				0	3	1	2	67	73	
				Total Accounts:						
				Outstanding Balance:						
				Percentage of Balance:						

# 9 ACCOUNTS REPRESENT 62% OF THE DELINQUENCY

**Criteria :** **Balance over \$3,000**

Account Id	Name	Address	Legal Description	Balance
XXXXX-XXXX	First&Last Name	-----	PXXXXX-X-XXX	\$11,797
XXXXX-XXXX	First&Last Name	-----	PXXXXX-X-XXX	\$9,027
XXXXX-XXXX	First&Last Name	-----	PXXXXX-X-XXX	\$5,366
XXXXX-XXXX	First&Last Name	-----	PXXXXX-X-XXX	\$5,361
XXXXX-XXXX	First&Last Name	-----	PXXXXX-X-XXX	\$5,159
XXXXX-XXXX	First&Last Name	-----	PXXXXX-X-XXX	\$5,133
XXXXX-XXXX	First&Last Name	-----	PXXXXX-X-XXX	\$4,608
XXXXX-XXXX	First&Last Name	-----	PXXXXX-X-XXX	\$4,343
XXXXX-XXXX	First&Last Name	-----	PXXXXX-X-XXX	\$3,272
<b>NUMBER OF ACCOUNTS :</b>				<b>9</b>
<b>TOTAL SUM :</b>				<b>\$54,066</b>

**TOTAL NUMBER OF DELINQUENT ACCOUNTS : 73**  
**TOTAL DELINQUENCY AMOUNT : \$86,574**

**NUMBER OF PREPAID ACCOUNTS : 79**  
**TOTAL DELINQUENCY AMOUNT : \$15,117**

# BUDGET ADOPTION AND RATIFICATION PROCESS

## RCW LAW vs CRCC BYLAWS

Under WUCIOA, all communities – even Old Act condos that have never been required to ratify a budget – must follow the budget ratification process outlined in RCW 64.90.525. Under WUCIOA, the board must:

1. Adopt a proposed budget.
2. Within 30 days of adoption, provide copies of the budget to the owners along with a budget summary.
3. Set a meeting between fourteen and fifty days after providing the budget to the members.
4. Give owners an opportunity to vote on the budget at that meeting.
5. The budget is ratified unless a majority of the total votes in the association (not just the votes of the members present at the meeting) reject the budget. *Even if there is no quorum, the budget is ratified.*
6. If the budget is rejected, or if notice is not provided, the last budget to be ratified remains in effect until a new budget is ratified.

**RCW 64.90.525 Budgets—Assessments—Special assessments. (1)(a)**

Within thirty days after adoption of any proposed budget for the common interest community, the board must provide a copy of the budget to all the unit owners and set a date for a meeting of the unit owners to consider ratification of the budget not less than fourteen nor more than fifty days after providing the budget. Unless at that meeting the unit owners of units to which a majority of the votes in the association are allocated or any larger percentage specified in the declaration reject the budget, the budget and the assessments against the units included in the budget are ratified, whether or not a quorum is present.

(b) If the proposed budget is rejected or the required notice is not given, the periodic budget last ratified by the unit owners continues until the unit owners ratify a subsequent budget proposed by the board.

(2) The budget must include:

(a) The projected income to the association by category;

(b) The projected common expenses and those specially allocated expenses that are subject to being budgeted, both by category;

(c) The amount of the assessments per unit and the date the assessments are due;

(d) The current amount of regular assessments budgeted for contribution to the reserve account;

(e) A statement of whether the association has a reserve study that meets the requirements of RCW 64.90.550 and, if so, the extent to which the budget meets or deviates from the recommendations of that reserve study; and

(f) The current deficiency or surplus in reserve funding expressed on a per unit basis.

(3) The board, at any time, may propose a special assessment. The assessment is effective only if the board follows the procedures for ratification of a budget described in subsection (1) of this section and the unit owners do not reject the proposed assessment. The board may provide that the special assessment may be due and payable in installments over any period it determines and may provide a discount for early payment. [2018 c 277 § 326.]

**BYLAWS**  
of  
**CASCADE RIVER COMMUNITY CLUB**

As amended at Annual Membership Meetings held:  
June 1978, June 1986, June 2000

**ARTICLE IX**  
Dues and Assessments

**Section 1. Membership Dues.** The annual membership dues of the Cascade River Community Club are \$24 per year, per member. There shall be such other annual assessments on a per lot basis, as members voting at the annual meeting shall approve to meet the budget for the ensuing fiscal year.

**Section 2 Annual Assessments.** The board of directors shall prepare an annual budget for the Cascade River Community Club for each fiscal year. The annual budget for the ensuing fiscal year shall be presented to the membership at the annual meeting or at a special meeting called for that purpose. The membership shall either adopt the budget as presented, or amend and adopt the amended budget. The board of directors shall assess each lot in Cascade River Park its equal share of the total amount necessary to provide for the expenditures required by the budget.

**Section 3. Special Assessments.** In addition to regular annual assessments, the corporation shall have the authority to levy Special Assessments on a per lot basis, such as for the water system, major water system improvements, bridge replacement, road system, major road repair or replacement, and for the construction, maintenance and repair of other facilities for the common benefit of all lot owners. Any said Special Assessment shall be presented by the board of directors to the membership at the annual meeting or a special meeting called for that purpose. The membership shall either approve as proposed, amend and approve the amended proposal, or reject the proposal for said Special Assessment.

## **EXAMPLE**

Board members present at the budget ratification meeting : 2 out of 5

Results : 40 YES and 60 NO

- **BEFORE JULY 1<sup>st</sup> 2018** : Budget NOT ratified (no quorum and more NO)
- **AFTER JULY 1<sup>st</sup> 2018** : Budget ratified

# LAKE TYEE COMMUNITY CLUB

## HOW THEY RUN BUSINESS

### LAKE TYEE COMMUNITY CLUB

DUES : \$172 / MONTH

BUDGET : \$1,700,000

PRESIDENT : Don Fluger (since 13 years)

NUMBER OF MEMBERS : 840

NUMBER OF BOARD MEMBERS : 5

STAFF : 13 people

- 7 maintenance staff
- 3 security staff
- 1 onsite manager
- 1 book keeper accountant
- 1 secretary

BOOTS ON THE GROUND : 77 % (10/13)

OFFICE PEOPLE : 23% (3/13)

BASIC AMENITIES :

- Drinking water (3 wells)
- Power line
- Sewage

RESERVE ACCOUNT : \$5,000,000

### CASCADE RIVER COMMUNITY CLUB

ANNUAL DUES : \$1,200 / YEAR

BUDGET : \$532,000

PRESIDENT : Pam Robinson

NUMBER OF MEMBERS : 400

NUMBER OF BOARD MEMBERS : 5

STAFF : 5 people

- 2 caretakers
- 1 property manager (Associa)
- 1 onsite manager
- 1 office administrator

BOOTS ON THE GROUND : 40% (2/5)

OFFICE PEOPLE : 60% (3/5)

BASIC AMENITIES :

- Drinking water (2 wells)

RESERVE ACCOUNT : |



## LAKE TYEE COMMUNITY CLUB

### OTHER AMENITIES :

- 3 keyed security gates
- A clubhouse (remodelled with kitchen, ballroom and stage)
- 1 children's playgrounds
- Restrooms and showers throughout the park
- 1 basketball court
- Lending book/DVD exchange
- 2 heated swimming pool
- 2 hot tub spas
- Non-motorized boats storage area
- Community beaches
- 18 holes miniature golf
- 4 holes frisbee golf
- 2 tennis and pickleball courts
- Horseshoe pits
- 1 sand volleyball court
- 1 laundry Facility
- Gazebos throughout the park
- 1 large athletic field with a small baseball diamond
- 1 dog swimming park

## CASCADE RIVER COMMUNITY CLUB

### OTHER AMENITIES :

- 1 keyed security gate
- 1 picnic area
- 1 children's playground
- 1 central bathroom and 2 honey buckets
- 1 half basketball court
- Lending book/DVD exchange on Times Square
- 1 big bridge and some smaller ones
- Gardening patches

## **HOW LAKE TYEE COMMUNITY CLUB HAS SOLVED SOME OF THE ISSUES WE ARE FACING**

### **PROPERTY MANAGEMENT COMPANY :**

- They had one and concluded it was a rip off and park was falling apart
- Instead they decided for an onsite manager with a precise job description
- They called the membership to vote on the new plan and it was largely approved

### **BOARD OF DIRECTORS COMMITMENTS :**

- Showing once a month is not enough
- Directors have to be available no matter what
- A director does not vote when there is a conflict of interest

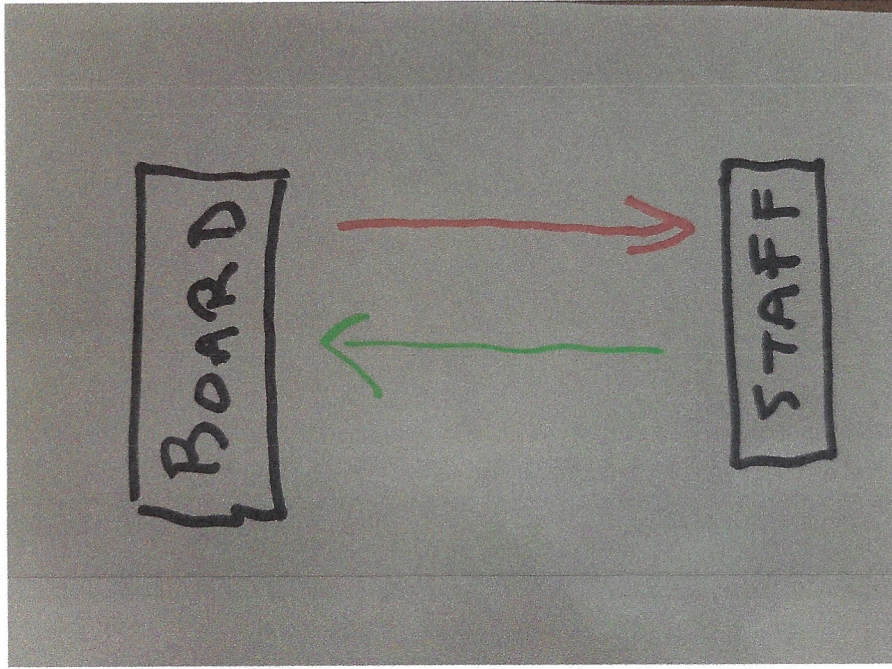
### **DETAILED FINE POLICY :**

- Speeding fine
- Abusing staff
- Littering
- Dog off leash
- Call the sherrif if necessary to manage/record an incident
- A member can lose its membership

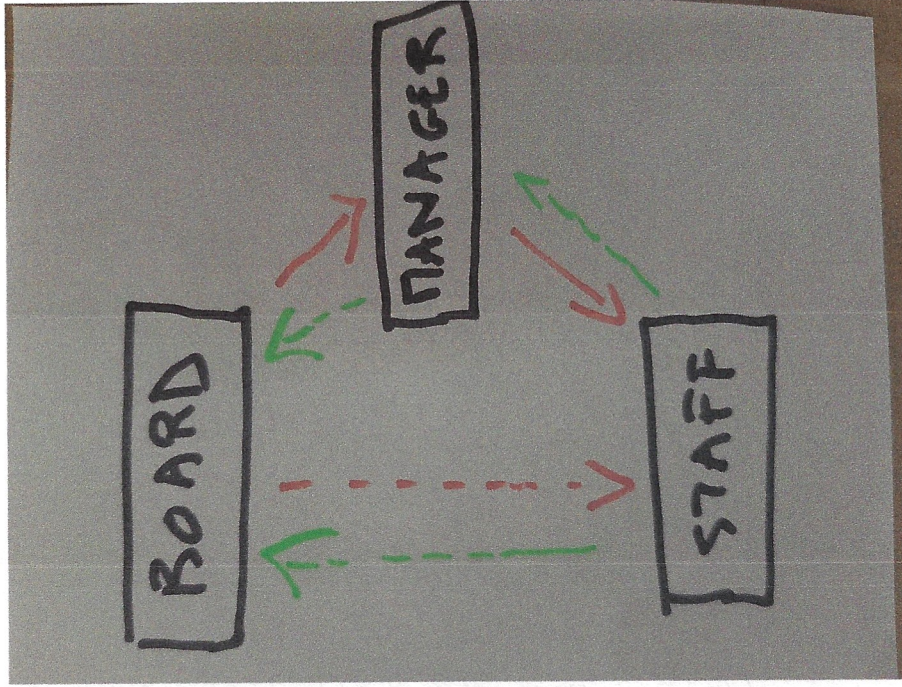
### **SHORT TERM RENTAL :**

- Guests check-in at the office, get a card for the car and sign the rules and regulations
- Owners take full responsibility and pay the fines if any (CRCC Policy #4450)
- Onsite manager can not manage AirBnb because of conflict of interest

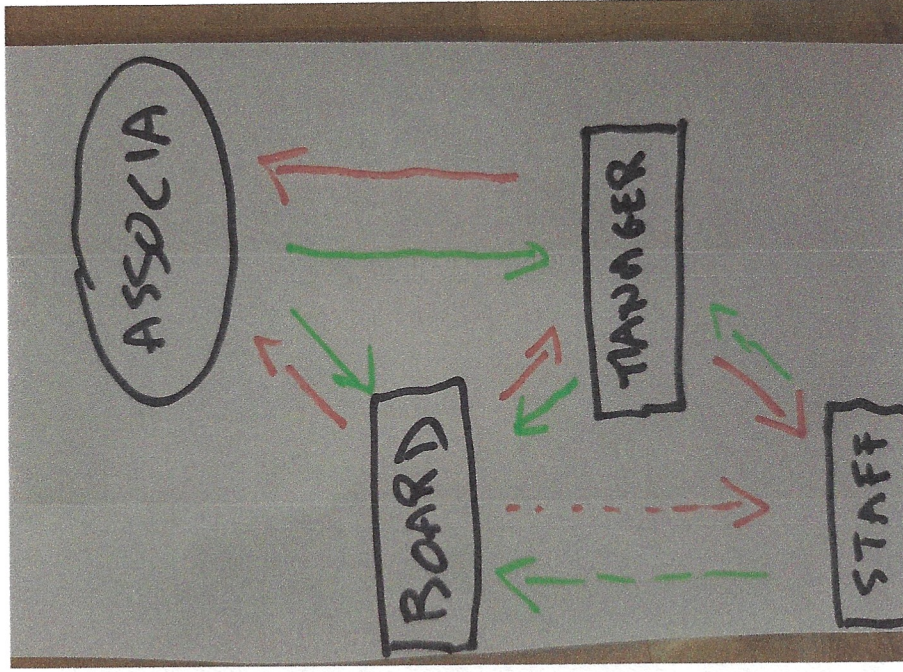
OLD TIME



LAKE TYEE



CRCC



# CASCADE RIVER COMMUNITY CLUB

## OFFICIAL MEETING NOTICE & SPRING NEWSLETTER

PREPARED & PRESENTED BY

CRCR BOARD OF DIRECTORS, MAY 1992

### EDITOR'S NOTE:

Having been a member of this Park for nearly twelve years, and having worked on various committees for many of those years, I have never taken the liberty of an editorial, but I feel some compliments are in order.

It always amazes me that there is such trouble finding people to run for the Board of Directors; even to commit to the Nominating Committee. The present Board is one of the finest we have had in this Park. Attend a Board meeting and see these people in action. They are giving of their time, hardworking, they share a special camaraderie and work well together, and indeed care for this Park and the property owners. They also have fun while doing it!

They are on top of our water system and have long range goals for that system; the roads are in the best shape I personally have ever seen them in; delinquent accounts are being pursued diligently so we who pay don't have to carry the rest who don't; along with many other projects they have seen accomplished and ongoing during their tenure.

Kudos to a fine Board of Directors...I am proud to know them all.

Skip Leitner, Editor



How to reach out directly to the Board : [boardofdirectors@cascaideriverpark.com](mailto:boardofdirectors@cascaideriverpark.com)