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# February 2023 CLCC Board of Directors meeting

Sunday, February 19, 2023, 1:00 pm at Timberlake Library. Call to order at 1:02 pm.

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## Attendees

Pennie Edwards, President  
Loren Chilson, Water Manager  
Cerena Plants, Vice President  
Lisa Hoey, Treasurer  
Michelle Casebeer-Bondarchuk, Secretary  
Dale Gadley  
Debi Birch  
Keola Davis

## Visitors:

Lester Wray, Bob & Becky Hettman, and Roxy Tabert

## Secretary report-

January 2023 minutes are reviewed. Pennie motions to approve, Dale seconds.  
Motion Passes.

## Treasurer report-

1. 4 notices sent out to property owners regarding inaccessible meters. 4 accounts with possible leaks, notices sent to property owners.
2. HOA dues: 55 accounts in arrears in the amount of \$25, 492.59
3. Water: 90+ days past due in the amount of \$2,030.95

Pennie motions to approve, Loren seconds. Motion passes.


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## Old Business-

1. Pennie contacted HOA attorney. Attorney charges \$325 per hour and his legal assistant charges \$125 per hour. Pennie will sign contract and set up a CLCC account. HOA is unable to send violation letters to property owners.
2. Pennie spoke to Kim at NW Water Systems regarding renters paying water bills. Okay for renters to pay.
3. Wendy Matthews (Health Department) has not returned Pennie's call on 1/25. Pennie will follow up with her or her supervisor again.
4. Discussion regarding clean up properties. With the new CLCC attorney, 5 properties will get a violation notice.
5. Dock/Ramp repair: Pennie will get an estimate for 5 8 x 5 sheets of marine grade plywood.

## New Business-

1. Fish stocking: 1,000 fish per year will be delivered, instead of 500 fish 2 times per year. End of March will be the next delivery.
2. Pennie will make sure HOA is aware of the address change from Collins Place to Raintree Lane.
3. One tree needs to come down at North Beach.
4. CLCC website has our recent quality report. Loren will contact NW Water Systems to put information on the water bill. Loren also updated everyone on monthly water usage.
5. Community member would like to have notice of potential water leaks when the water company reads meters. Loren will call on Tuesday to request they make a call to property owners when usage is 10 percent over. Member had a question regarding forgiving water leaks. Pennie explained the board's policy of a one time forgiveness. Board will wait until members' 2nd bill is available, and vote to forgive bill for water leak.
6. Community member is asking if her street could have a locking community mailbox. Board does not decide these matters. Member will need to talk to the post office. Member also had a question regarding properties for sale near the water tower.



**Adjournment:** Motion to adjourn at 2:13 pm. Motion passes. Next scheduled BOD meeting will be Sunday, March 19, 2023 at 1:00 pm.