

Collins Lake Community Club
Board of Director Meeting Minutes
May 18th, 2025

Call to Order: The Collins Lake Community Club Board of Directors meeting was held on Sunday, May 18th, 2025 at 1:00pm at the North Mason Timberland Library.

Attendees: Present; Ben Flanig, Shaela Wall, Lisa Hoey, Loren Chilson, Deborah Burch, Katie Matteson. Absent; Diana Snow, Sophia Potz (Quorum held) _visitors were present.

Discussion: Board opened up the floor to community members

- Cheryl Smith asked about HOA Rules/Regs. regarding livestock. The Board clarified that chickens are okay for her to have on her property.
- Dale Gadley, the Fish and Lake Lead, expressed concern that he has not received confirmation that the Fish Permit has been approved. The fish stocking company has not received payment as well. Ben said he will follow up with HOACS to resolve the matter.

Secretary Report:

- Unable to accept Minutes from previous BOD Meeting on April 6, 2025 due to secretary absence. Will confirm those Minutes at the next BOD meeting.

Treasurer's Report:

- HOA Dues: 48 accounts past due totalling \$46,534
- No Report on Water Dues; did not receive monthly report
- Annual Budget:
 - L. Hoey was able to keep annual HOA Dues at \$120
 - 2025/2026 Proposed Budget was adjusted and will be sent to HOACS for finalization.

Water System Report:

- No power trips to water system from PUD3 since 03-21-25
- Water usage still trending down in comparison to 2024/2023

Water System Report Continued:

- L. Chilson asked the Board for help filling out a spreadsheet from USDA Loan Rep. They requested info pertaining to water accounts, currently not in compliance.
- L. Chilson discussed adding “Water Use Efficiency” to the agenda for the Annual Meeting. It has not been updated since 2017.
- USDA Loan could be at jeopardy if the water system/community does not present evidence of water use efficiency. Goal: .06% water savings per year
- L. Chilson will provide educational material at the Annual Meeting as well as have materials listed on the community website.

Old Business:

- L. Chilson announced that the software for the community website (Collinslakewa.org) has been updated.
- L. Chilson will work on getting the community website fully up to date before the Annual Meeting. Asked the Board for help looking over 2024-2025 events/ minutes so he can upload them
- Discussion on Annual Mailing:
 - B. Flanig removed portion that discussed community activities and added excerpt on new legislation (SB 5129) regarding HOA requirements
 - L. Chilson suggested adding “please carpool if practical” to letter to counteract limited parking availability at the Annual Meeting venue.

New Business:

- B. Flanig will take action to retain Gregory F. Cromwell as new attorney
- B. Flanig discussed upcoming changes due to legislation such as being required to send out mailings about meetings in 2026. He contacted HOACS for clarification if electronic communication would be sufficient.
- Community members are concerned about algae in the lake . B Flanig reported algae to proper channels and did independent research. Conclusion; not a safety/health concern.
- Summary of info obtained from online summit pertaining to changes in HOA legislation (SB 5129):
 - When legislation goes into effect, it will override active covenants and bi-laws. CL HOA bi-laws need to match RCS's before January 2028
 - Board will consult legal team regarding potential changes

Motions/Votes:

- B. Flanig made a motion to retain Hanis Irvine Prothero PLLC Attorneys as the Collins Lake Representative. Seconded by L. Hoey. Motion passed unanimously .
- B. Flanig made a motion to add an agenda item to the Annual Meeting to vote for water conservation. Seconded by L. Hoey. Motion passed unanimously.
- Documentation of E-vote (04-08-25): regarding payment on property 325001-COL NW Water Systems Plan; the e-vote was: (4 For, 8 Against)
- Documentation of E-Vote (05-06-25): regarding waiving late fees on water dues on property 34001-COL. The e-vote was: (8 For, 0 Against)

The next Board of Directors meeting will be held on June 22, 2025 at the North Mason Timberland Library at 1:00pm

The meeting adjourned at 2:11pm Motioned by B. Flanig and seconded by L. Chilson. Motion passed unanimously.