

**Camano Water Association
Board Meeting Minutes
June 16, 2026**

Call to Order: Peter called the meeting to order at 6:00pm, at the CWA office.

Roll: Board members present: Peter Turner, Ross Michel, and Richard Mockler.

Staff present: Kaylee Williams, Andrew Turner, James Hamilton, Fernando Pedroza, and Stephanie Hamilton.

Guests: None.

Members: Mike Koontz, Jim Pearson, Dorothy Turner.

Approval of May Minutes: A motion was made by Ross Michel and seconded by Rick Mockler to approve the May Minutes. Motion passed.

Approval of May Finance Report: The May Finance Report and check register were in balance. Ross and Stephanie provided CD maturity updates and information. A motion was made by Rick Mockler and seconded by Ross Michel to approve the financial report as noted. Motion passed.

Front Office Report:

Homes sold YTD: Homes sold 11 + 8 in May; and Vacant lots sold YTD: 0 + 1 in May
Liens for May Report: 0 Lien YTD

Kaylee is still in contact with, and trying to coordinate, a Membership for location #116802. These Members do own location #219842 so we do have their contact information. The lot was sold in May. Kaylee continues to contact these Members requesting the Notarized Membership what we require.

Stephanie and Fernando are working together to collect and charge appropriate developer fees. They are also working together to create invoices for other services that we charge (meter clearing fee, labor fee, etc.) for applicable projects.

Stephanie reached out to Curt/Wilson Engineering to discuss updated maps. Unbeknownst to CWA staff, the previous Operations had worked on updated mapping with Curt in 2021. These updated maps were not being used/utilized by the previous Operator who worked on this, and Administration was not informed about these maps.

Operation Manager's Report:

CWA Water System – System is normal.

Treatment is working well with great results.

Testing Filters – Getting good result for treatment.

Samples from Eurofins test results.

Testing goes in before filters, after filters, and from reservoirs.

Replace all CE Endpoints – Replaced all* CE endpoints.

Location #116091 is the *only location we may need a Police Escort or Legal Assistance.

Repaired Electrical Box for Reservoirs at Office – Ackermann Electric repaired electrical box on top of Reservoir #2 and fix the electrical pipe as well.

Grass Cutting at Treatment Plant – Cut grass at Treatment Plant on Bonnie Lane around Treatment Plant and Well Houses.

Repair on Fairway Drive – 6" repair on Fairway Drive with Konnerup Construction.

Data Analytics Report by Andrew Turner:

For the June Board meeting, Andrew mentioned that Compliance tasks for 2026 were being worked on. The compliance tasks immediately receiving attention were due for the beginning of July. The 2026 DCVA testing is expected to be conducted sometime during July or August. Though the dates are not yet established, Andrew is confident that the relationship CWA has with the testing company will continue to be mutually beneficial to the parties involved, and that Affordable WA Backflow will be able to keep meeting our testing needs as we move forward.

The wells (to this point in 2026) are not signaling any issues that need immediate attention. As we move toward our high consumption period, we seem to be well positioned to meet our community's water needs. As always, we'll be watching well 6 for potential issues/changes in production that may need addressing sometime in the future. Currently though, we have no immediate concerns to deal with.

Old Business:

- a. Office Safety – The office's lobby door to the front office now has a smart lock. We are able to issue key cards to staff, board, and approved vendors, as well as track who is entering/exiting. With the security cameras, secured lobby wall, and new smart lock on the new lobby door, CWA's office safety concerns have been addressed.
- b. CIP Pipe Status – Wilson Engineering gave us a proposal of the Group A pipe replacement projects. The board and staff have had ample time to review the proposal.

Motion: 2026-06-16-1: To approve and move forward with the CIP Pipe Group A

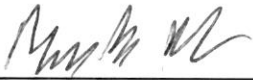
Replacement Project Proposal from Wilson Engineering. A motion was made by Peter Turner and seconded by Ross Michel. All approved.

Office Report and Communications:

- a. Checks are signed on Tuesday, June 30th by Ross and Peter.
- b. Vacation Notices – Office will be closed on 7/3 for Independence Day.
- c. Input from audience – Members Jim and Mike are interested in becoming CWA board members. They are interested in attending more meetings and have both been given Trustee Questionnaires to complete.

Adjourned: Meeting adjourned at 6:55pm. All board members approved.

Reported by: Stephanie Hamilton

Secretary:  _____

Date:  _____