

**Camano Water Association
Board Meeting Minutes
February 17, 2026**

Call to Order: Peter called the meeting to order at 9:27am, at the CWA office.

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

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

Sage Ince was absent from meeting as she was working in water system.

Guests: None.

Members: None.

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

Approval of January Finance Report: The January 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.

Past Due accounts current status; 0 Lien

Liens for January Report: 0 Lien YTD

Homes sold YTD: Homes sold 0 + 0 in January; and Vacant lots sold YTD: 0 + 0 in January

Front Office Report:

Past due notices were sent. Shut off notices have been put on a temporary pause due to the new system and new operations teams, but this process will be reintroduced in April. There are numerous members on payment plans, and this has been very successful in paying off past due balances.

As Kaylee and Stephanie's proficiency with Ampstun grows, they are discovering new reports and trackable data. They will introduce helpful information and visuals as they are discovered.

Operation Manager's Report:

CWA has hired a field tech, Sage, and an operator, Fernando. Fernando and NW Natural Water (satellite management company/SMA) have been training Sage.

Fernando gave an update to the board and staff about the CWA infrastructure and equipment. He has noticed violations in the system, many of which require simple repairs (some examples being mesh screen damages, failing seals, and hatch cover damage). He took photos of the deficiencies for reference, and he and Sage have either made repairs/corrections themselves or have scheduled vendors to evaluate equipment. Fernando has also discovered that numerous valves in the water system were not locatable. Fernando and Sage have been working hard to locate all the valves within our system and unbury, exercise, and maintain them moving forward.

Fernando did confirm that all sampling from 2025, including samples due after the previous operator quit, were completed and CWA is in-compliance.

Fernando scheduled Mt. Baker Silo to evaluate our reservoirs. Fernando has provided a quote from Mt. Baker Silo which includes all 3 reservoirs. This quote includes cleaning, sealing, installing new hatches, and fully repairing all reservoirs.

Motion: 2026-02-17-1: To approve Mt. Baker Silo's Quote to fully repair, clean, and restore all 3 reservoirs. A motion was made by Rick Mockler and seconded by Ross Michel. All approved.

Data Analytics Report by Andrew Turner:

When Andrew presented during the February Board Meeting, he mentioned that Compliance tasks for 2026 were ongoing. There was some compliance needed (and completed) in January, but the majority of 2026 compliance is still ahead. Work is ongoing with the DCVA install project, and we are making slow, but steady, progress toward complete system build out. As expected, the more we install, the greater number of tests will be needed per year, and Andrew is confident the current testing company will be able to handle our needs into the future.

In 2026, the Wells seem to be continuing to replenish as expected, in the period before our peak demand which will start in a few months. As mentioned previously, Well 6 (though showing no immediate needs for concern) is the well we're generally keeping an eye on. Performance has been decreasing for some time, and we may need to reset the position of it in the near to mid future. However, the need has not arisen yet, and we will keep watching its level of performance.

New Business:

- a. Policy Review – The board and staff needed additional time to review the policies, so they will meet on 2/25 at 9:30am for further review of policies. This is a preliminary review of current policies and what may need to be revised. Policies 1000s – 4000s are all needing review.

Old Business:

- a. CIP Pipe Status – Wilson Engineering is still working on a priority list for CIP pipe replacement. He has been given Fernando's contact information so that they can further discuss these projects in-depth.
- b. NW Natural Water (King) Contract 2026 – A new contract is still in-process. Kaylee and Stephanie will reach out to Joanna at NW Natural Water to check in on the status of the contract.
- c. Condo Pricing Update – Kaylee believes that she has discovered the condo pricing issues. Kaylee will update the board next month after billing to confirm that the reads are right.

Office Report and Communications:

- a. Checks are signed on Friday, February 27th by Rick and Ross.
- b. Refer to Calendar
- c. Vacation Notices, refer to calendar
- d. Input from audience – NA

Adjourned: Meeting adjourned at 10:44am. All board members approved.

Reported by: Stephanie Hamilton

Secretary:  _____

Date: 2/17/20