

**Camano Water Association
Board Meeting Minutes
September 17th, 2026**

Call to Order: Peter called the meeting to order at 9:00am, at the CWA office.

Roll: Board members present: Peter Turner, Ross Michel, Mike Koontz, and Jim Pearson.

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

Guests: None.

Members: Dorothy Turner.

Prior to the Board Meeting, Jim Pearson and Mike Koontz were voted onto the CWA Board of Trustees by Rick Mockler (email), Peter Turner, and Ross Michel.

Approval of August Minutes: A motion was made by Ross Michel and seconded by Peter Turner to approve the August Minutes. Motion passed.

Approval of August Finance Report: The August Finance Reports and check registers were in balance. Ross and Stephanie provided CD maturity updates and information. A motion was made by Ross Michel and seconded by Mike Koontz to approve the financial report as noted. Motion passed.

Front Office Report:

Homes sold YTD: 22 + 3 August & Lots sold YTD: 1 + 0 August

Liens for August Report: 0 Lien YTD

Kaylee and Stephanie are continuing to seek legal assistance regarding account #116091. There have been ongoing events that the property owners have refused to address for years. Several facts have been acknowledged by staff and board: There is excessive water usage, a refusal to address a leak on property, and a significantly delinquent account balance well past 60 days. Kaylee and Stephanie have been working with legal on how to address this situation. CWA has exhausted all options to assist homeowners and staff have been continually met with threats and misinformation. Legal has gotten involved due to the number of issues with #116091, as well as the verbal threats and refusal to cooperate.

Stephanie has been scanning 70+ years' worth of CWA documentation since 6/2025. At the August meeting, Peter had recommended the purchase of another hard drive to be placed in a fireproof area. Stephanie purchased a second hard drive, she has put this into a fireproof area, and this backup drive is updated weekly.

Operation Manager's Report:

CWA Water System – System is normal.

Treatment is working well with great results.

Sampling and Testing Filters – Getting good result for treatment.

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

Eurofins test results: Chloride, Conductivity, and Bac-T samples taken.

Well production and depth with Andrew Turner.

Wilson Engineering – Survey work is done pending review.

They are working on map drawing and existing condition plan sheets for review.

Planning to meet onsite to confirm and proceed with pre-design analysis for reconfigured areas and determining all pipe sizes.

DCVA Replacement – Replaced 6 DCVAs (double check valve assembly / backflow device) for the month of August.

DOH Sanitary Survey – Scheduled for 10/20/2026.

Projects and Maintenances – TMG maintenance on chloride generator cleaning tube and gaskets.

Leak on Prospect Lane fixed.

Treatment plant adjustments with Potassium Permanganate and Chlorine.

Cut grass and clean shop.

Ackermann Electric for testing Crestview system.

Call-out on Crestview system.

Tree service for Elhardt Street. Need approval for tree removal. This will reduce power outages, waterline damage or damage to other properties.

Fernando did provide a tree removal quote from Dan Brisbin, but Ross has asked Fernando for additional tree removal bids before the board votes to approve.

Data Analytics Report by Andrew Turner:

For the September Board meeting, Andrew talked about the major parts of annual compliance being behind us (though there are monthly and occasional filings remaining). Reporting we are required to share with membership are being posted to the website, and some paper copies are held at the office for customers that are curious regarding water quality issues. The DCVA testing is ongoing throughout September, and initial testing is still being conducted with an early Oct wrap-up date. Though the dates are not yet finalized for any repairs or repeat calls that may be needed, Andrew will continue to work with the testing company to finish all tests before the end of the year.

Throughout 2026 the wells continue to produce our water consistently and are not signaling any issues that need immediate attention. Our production and ability to supply seems to be working as expected, and we'll soon be tapering off our high production period, and entering back into recovery, in anticipation of our needs for 2027.

Old Business:

- a. CIP Pipe Status – Status email from Curt at Wilson Engineering: "On Wednesday (9/2) I spoke with our survey lead and he let me know that they are done with site survey work, pending our review of areas 5 and 6 and if we determine we need anything additional from them where we are going through side and into backyards for the service line hookups. They are working on wrapping up the base map drawings and generating preliminary base map / existing conditions plan sheets for us to review.
Once we get the base map drawings cleaned up and to a point where they are ready to share, that would be a good time for us to meet onsite with Fernando to walk the sites and confirm things before we proceed with Task 3 Pre-design analysis for reconfigured areas and determining all pipe sizes.
I'll reach out to share the base map drawings and set something up with Fernando when we get there, maybe in the next few weeks."

Staff will continue to share CIP updates at Board Meetings, as Wilson Engineering gives us new information.

- b. Board of Trustees – Jim Pearson and Mike Koontz were voted onto the CWA Board of Trustees by Rick Mockler (email), Peter Turner, and Ross Michel prior to the Board Meeting. Mike Koontz has accepted the Secretary position, and Jim Pearson has accepted a Trustee position.

Rick Mockler has submitted a letter of resignation from the Board, effective immediately.

Motion: 2026-09-17-1: To Accept Rick Mockler's Resignation from CWA Board. A motion was made by Ross Michel and seconded by Jim Pearson. All approved.

Office Report and Communications:

- a. Checks are signed on Wednesday, September 30th by Ross and Peter.
- b. Refer to Calendar – NA
- c. Input from audience – Stephanie & James gone 9/30 – 10/7.

Adjourned: Meeting adjourned at 9:50am. All board members approved.

Reported by: Stephanie Hamilton

Secretary: Michael A. Foord

Date: 10-15-26