

# Memorandum

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To: All CVTIA Lot Owners

Date: April 10, 2025

From: Hank LuBean, Administrator

POSTED TO WEBSITE

**Re: Final CVTIA Minutes for the April 5, 2025 Annual In-person/Zoom Meeting**

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The Columbia View Terrace Irrigation Association (CVTIA) meeting was held in-person and available via Zoom on Saturday, April 5, 2025, from 6:00 p.m. to 7:15 p.m. Attendees are listed in Attachment A to these meeting minutes.

## Action Item Summary

### CVTIA In-person and Zoom Meeting 4/5/2025

- Turn-on Actions – Scheduled for April 12, 2025 at 10:00
- System Review - Discuss the current status of the CVTIA system and website
- Meeting Recorded and Minutes to be posted to CVTIA's website
- Contact Information is confidential but important to keep up to date (specifically emails)
- Discussion on CVTIA Bank Account Status (Checking account balance and interest accrual)
- Discussion Items and outcome of vote:
  - Lease of 4 additional water shares has been discontinued and owner notified of decision to terminate the 5-year agreement.
    - No more annual payment of \$500
    - Vote Status: Received 31 votes. 6 voted to continue and 25 to discontinue
    - Without the additional water shares, discussed the need to shift time of day of usage and select non-peak hours to flatten the curve of usage (high usage between 8-10 pm and 5-6 am)
  - Increase Annual Dues to support a bank account and major maintenance event
    - Vote Status: (as part of or separate from \$500 vote response) Received 15 votes for increase and 1 vote in support of no increase.
    - New rate of \$30 per lot will be implemented in 2026.
    - Discussion regarding the need to increase these dues over time or a large sum from each member to increase the bank account (more discussion in 2026)
  - Should some of our bank funds be moved from checking into an interest bearing account?
    - Review/Discuss: CD or Money Market Account

## Decision Summary

- Two decisions were sustained at this meeting based on two items sent out for review and voting. These voting notifications were handled in a mailing (email and USPS) dated March 15, 2025 prior to our annual meeting. Votes were acquired and calculated to determine the outcome for the 4 water shares and discontinued based on the number of votes received via mail, phone or email. Votes received regarding an annual dues increase agreed to allow an increase of dues but didn't specify the actual amount of increase for 2026 and beyond. It was agreed at the meeting that the dues rate for 2026 would be \$30 per lot and that future rate increases will be handled via votes beginning at the next annual meeting held in the Spring of 2026. If additional funding needs arise, notices will be sent using email and USPS mailing to alert of a voting or commenting opportunity should they be required prior to the meeting.

## CVTIA In-person and Zoom Meeting Minutes – April 5, 2025

### I. Welcome

#### A. Review Agenda, Zoom Meeting Review, and Discuss Agenda Items

Hank LuBean welcomed the attendees to the meeting and the meeting was held in Hank's front yard and via Zoom. Hank LuBean reviewed the agenda.

#### *Meeting Agenda Overview*

- Meeting began at 6:02 with 10 members in-person and 3 members in attendance via Zoom.
- Hank LuBean provided information from the CVTIA website regarding our current CVTIA system.
- Water will start flowing from Dryden on April 7, 2025. After allowing several days for the water to settle, CVTIA will release water into our system on April 12, 2025
  - Reminder to lot owners to have your MAIN LINE turned to the OFF position.
  - Members will be coming around to check for leaks and blowouts and may have to enter individuals' yards to check on system.
- Volunteers are need for cleaning the screens throughout the season – Ben Tucker and Hank LuBean are currently taking care of this job.
- Hank LuBean noted that we have a viable system, but there have been and will be some required maintenance. There has been very little major maintenance to our system other than the weekly cleanings and annual head gate screen replacements.
  - This year Adam Nealy installed a new valve on Aurora/Anne South Lateral for \$260. These costs were for materials only, no labor.

- Adam also fixed a leak by the apartments for \$22.
- Hank and Adam fixed a leaky valve and broken valve handle on the Aurora North lateral.
- The main line from headgate to our laterals having 3 valves plus the 6 Laterals, each with valves will need to be maintained over the years unless major leaking or breakage occurs sooner.
- There is concern about our ageing system that there may be more expensive repairs in the future and the current status of our bank account may not be able to support the repair.
- Time of Day usage is important for the success of our system and all members receiving adequate pressure and water supply particularly on upper Aurora laterals that have the potential for the lowest pressure during heavy use.
  - Please visit the website to review high usage periods and adjust your watering schedule accordingly.
- Discussion regarding the discontinued use of the 4 water shares lease, and notification to the owner that the annual \$500 payment will not be sent this year. This agreement has expired and we will no longer acquire these extra shares of water. Hank believes that we can maintain our system by staggering water usage across a varied time period. Elimination of this agreement will decrease the orifice size at our head gate and require a charge of \$75 which will be assessed by the Wenatchee Reclamation District and Hank will pay when invoiced.
- Hank LuBean discussed the current account balance of roughly \$5,600.
  - Increasing Annual dues will begin Spring 2026 to \$30 per lot
  - Interest accrual on the checking account is very low, like 13 cents per month.
- Annual dues are still a struggle to collect and efforts to go house to house at times is necessary to collect all members' dues.
  - As of 4/5/25, only 31 have paid so far for 2025 (12 Venmo, 4 Cash, and 15 Checks)
  - Venmo and PayPal options are available. Venmo is preferred as PayPal charges a fee.
- CVTIA members in attendance of this annual meeting expressed the importance of making other members aware of these decision items and Hank will post these minutes to the website.
- Neighborhood Note:
  - Neighborhood concerns about the apartments.
  - Thefts to parked vehicles.

## II. Items for Future Discussion and Vote

### A. Future Increase of Annual Dues

CVTIA members talked extensively about future status of our irrigation system and the necessity of collecting enough dues now to elevate the stress of a major repair. Collection of dues is still a challenge and if there was a major repair collecting a large sum of money demanded (assessed) from each member would be difficult. Hank LuBean proposed that we may need to have a vote for future increase of annual dues to support Key Bank Account and future maintenance events. There was even discussions at the annual meeting about collecting a larger sum of money to boost the account. Although, this is not expected currently it is known that our system is aging (it was installed in the 1970's and uses PVC which is close to its useful life expectancy), being prepared for the cost of emergencies is important to the members. The cost alone for digging up and repairing any road would be potentially significant or more dependent on circumstances. Annual dues of \$20 began being collected from members in 2021. In 2026, the annual dues will increase to \$30. Members in attendance discussed the future options but no amount beyond 2026 was agreed upon. This is an item that needs to be reviewed and voted upon at the next annual meeting.

## III. Review Items

### A. Outcome of Review Items

There are no further items for review and requiring a vote at this time. Future decisions will be discussed at the next annual meeting. Or future correspondence will be sent in USPS mail and email to notify members of upcoming voting or responding opportunities.

## IV. Next Meetings

The next meeting will be scheduled for late March or early April 2026 and will be announced prior to that via USPS mail, email (to those with current email addresses on file), and posted on the CVTIA website: <https://www.LuBean.com/cvtia/>. This annual meeting will be held in-person and via Zoom meeting or similar on-line process; the login details will be included in the announcement and on the website.

## V. List of Attachments

Attachment A List of Attendees

**Attachment A**  
**List of Attendees**

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<b>Name of Member</b>	<b>Lot Address</b>
<b>Attendance IN-PERSON</b>	
Hank LuBean	1700 N. Aurora Ave
Garrett Visser	1621 N Anne Ave.
Bill Miller	1616 N. Aurora Ave.
Pete Kimbrell	1724 N. Anne
Crystal Smith	1610 N. Anne
Cathy Olsen	1606 N. Aurora Ave.
???? ????	1606 N. Aurora Ave.
Ben Tucker	21 NE 18 <sup>th</sup> St.
Monica Meloy	1617 N Aurora Ave
Tyler Sellers	1727 N Aurora Ave
<b>Attendance via ZOOM</b>	
Stephanie Sullivan	1721 N Aurora Ave.
Amber and Adam Nealy	1725 N Aurora Ave