White Water Estates (WWE)
Board of Directors (BOD)
June 1, 2026

Bill Russell - President – present, late arrival
Guy Engelbart - Vice President – present
Steve Braegelmann - Secretary/Treasurer – present
Larry Anderson – present
Ron Lunderville – present
Justin Frank – absent
David Vasser – absent

Meeting called to order by Guy Engelbart at 7:06 pm.

Committee Reports

Architectural (Larry Anderson)
-A potential buyer for lot 22-II, which is currently up for sale, has been communicating with Larry about a shop they would like to build. There are concerns about the size of the building and the wetland and county setback requirements on that lot.
-There was a request for approval to build a shop on lot 30-II but there are setback issues there also.
-Trees at the corner of 339th St and 97th Ave are causing damage to the road pavement. The owner of lot 55-I has indicated the trees will be removed but is awaiting BOD approval.

Covenant Enforcement (Ron Lunderville)
-A covenant violation letter was sent to lot 21-II for improper storage of garbage and waste containers. This letter has achieved positive results.
-Lot 1-I has no driveway to the garage and carport on the property, as required by our CC&Rs and Pierce County.
-A covenant violation letter was sent to the current owner of lot 39-II for an unauthorized structure requesting that the structure be removed prior to closing of the sale of that lot. The structure has since been removed.

Gate, Park, Arena and Trail Maintenance (Steve Braegelmann)
-Still working out the bugs with the outgate intermittently not closing. It appears to be the gate safety edge wireless transmitter that is causing a continuous draw on the batteries. A new safety edge resistor kit was purchased for $56.97 along with a pack of lithium AA batteries.
-The park mowing is going well.
-The arena is in good shape at this time.
-The trails are all open and usable with no issues.
-The sprinklers at the gate once again suffered some damage over the winter months needing what has become the normal spring maintenance to get them up and running. I replaced two sprinkler heads on the entrance side and had to locate and dig up the shutoff valve on the exit side to repair a broken wire on the shutoff solenoid. The sprinkler system is fully operational at this time.
-The first of three landscape prunings at the gate by Santos Lawn Services will be completed soon.

Neighborhood Watch (Jim Herold)-present
-On May 14th a resident reported suspicious activity in the park area in WW-I. Information related to the incident was passed on to the Pierce Co. deputy that patrols here in WWE and follow-up research was conducted. It looks like the individuals involved have been identified and there is no threat to our community.

Approval of Minutes of last BOD Meeting
Minutes from the April 6, 2026 BOD Meeting were approved as written.

Treasurer's Report (Steve Braegelmann)
-Our balance sheet as of May 31, 2026 shows $36,611.33 in checking/savings, $360,952.54 in our 11 CDs and $9,201.71 remaining in accounts receivable. Total current assets are $406,765.59 with $397,563.88 of that in funds available. There is $1,077 in prepaid insurance and $1,358 in prepaid taxes.
-There are 9 lots still owing full 2026 dues and 21 still owing half 2026 dues.
-We have received $5,431.31 interest on our CDs year to date and collected $300 in late fees.
-The $718.63 under common area maintenance is for 12 each 10'x 6"x6" PT posts purchased from Mountain Lumber for the trail entrance marker posts.
-A $900 payment to the IRS was made on April 15th for our first quarter 2026 estimated taxes.
-The 30k Key bank CD that matured April 6th has been renewed for 6 months at 3.5% interest.
-A Key bank deposit of $275 was made on April 13th from gate remote sales.
-Steve suggested that we consider transferring approximately $14,000 from savings to a new CD.

Unfinished Business
-Our annual BOD election was conducted in April with the following results: Steve Braegelmann and Justin Frank were elected for three-year terms and David Vasser was elected for a two-year term.
-There was discussion regarding attorney input on accessory buildings. The BOD plans to seek advice on how to proceed with buildings that are in violation of our CC&Rs.

New Business
-Following discussion, the BOD approved a transfer of $12,000 from our WWE Key Bank savings account to a new Key Bank CD.
-The BOD approved a road repair bid secured from Asphalt Patch Systems Inc in the amount of $8,770 plus tax to make repairs to 10 areas totaling 992 square feet of asphalt replacement.
-The BOD reviewed a description of WWE's general insurance policy and officers and directors' policy coverage provided by Philadelphia Insurance Co. There were no changes of coverage made.
-The WWE annual garage sale will be held Saturday, August 1st, 9-5. Steve will contact Pierce County deputy to arrange for Security during this event.

Motion to adjourn at 8:34 pm by Guy, seconded by Larry

Respectfully submitted by Secretary Steve Braegelmann