

MADRONA BEACH COMMUNITY WATER SYSTEM

Board Meeting Minutes

April 8, 2026

BOARD MEMBER ATTENDANCE

Laurie Cook
Jeff Erwin
Scott Lawhon
Diana Nestor
Jeff Patt
Ryan White

SHAREHOLDER ATTENDANCE

None

I. CALL TO ORDER

The meeting was called to order by Ryan at 6:36pm. A quorum was present.

II. SHAREHOLDER COMMENTS

None.

III. MEETING MINUTES

Scott moved to approved the minutes of the March meeting. Diana seconded. All in favor.

IV. TREASURER'S REPORT

A. Balance Sheet, 2026 YTD P&L

Diana presented the financials, with these highlights:

Total assets as of 3/31/2026: \$390,096.77
YTD 2026 income: \$200,252.10 (water fees, interest earned)
YTD 2026 expenses: \$34,057.69
YTD 2026 net income: \$166,194.41

Question: What is the -\$20,000 accumulated depreciation and negative retained earnings on the balance sheet? Diana to follow-up and advise.

B. Status Report: 2026 Water Fee Invoicing

A number of shareholders still have not paid their annual invoices. Diana will send another reminder invoice to shareholders who have not paid, and to shareholders who have requested payment plans. We agreed on the following revised payment schedule, which Laurie will post on the website:

March 8: Interest starts
May 1: \$75 penalty
June 1: Water shut off

C. Contract/Terms for QB Support

Jeff will request this from Susan.

V. WATER SYSTEM OPERATIONS & UPGRADES

A. Status Report: Well #2, Well #3, New Generator

Everything is running well. Generator pads are in. The transfer switch will be here in October. Surge protector has not been installed yet. Scott will get a second quote from an electrician.

B. Connection Upgrades

Only nine upgrades have been completed so far this year. Jeff will follow-up with QWC to get the next round on the schedule.

C. Lead Service Line Inventory

We need to add a link to our REPORTS page for shareholders to complete this online inventory form. We will also distribute this printout at the annual meeting.

D. Testing for Leaks in Henning/Olympic Ravine

Brett assured Jeff that this is on the calendar and will be completed.

E. Q1 Meter Reads

We received the Q1 2026 meter reads from QWC. Jeff contacted the property with a very large usage, and the shareholder was able to find and fix the leak. We will share the water use report at the annual meeting.

F. WFI Form for County

Laurie will submit this form ASAP.

VI. CUSTOMER SERVICE REPORT

A. Shareholder Feedback

No additional customer feedback.

VII. OLD BUSINESS

A. Quality Water Care 2025 Contract

Tabled for next meeting. We will take our existing contract and draft an update to be negotiated with QWC.

VIII. NEW BUSINESS

A. 2026 Annual Meeting

Discussion of potential dates, agenda, and key items to present to shareholders. Laurie will reach out to the Yacht Club to request the Chart Room for Saturday, June 13. We will finalize the details next month.

B. 2027 Annual Fees

After discussion, Diana moved that we raise annual water fees in 2027 to \$800, \$700 for non-users. Jeff Erwin seconded. All in favor. We will present this information to shareholders at the annual meeting.

IX. ADJOURNMENT

The meeting was adjourned at 7:33pm.

POST MEETING DISCUSSION: TECHNOLOGY UPGRADES

Tobin Fekkes of LunaTech NW gave us a preview of our new water usage uploader and webpage they developed. We discussed the successful transition of the website hosting and maintenance, and next steps for the new Office 365 environment for email and document storage. The group provided feedback on a few updates for the new water usage webpage.

Next Board meeting: May 13, 2026 at 6:30pm.

Respectfully submitted, Laurie Cook, Board Secretary