

REGULAR MEETING OF THE BOARD OF DIRECTORS

September 16, 2026 7:00 p.m. NBWA Conference Room & Zoom

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The meeting was called to order by Chairman Mumey at 7:00 pm with Director Wilson, Director Sims, Director Hua, and Director Ann Morgan present.

Manager Bruce Halverson and Executive Assistant Keri Scott were also present.

Michael Miller was present on Zoom.

MINUTES

Director Morgan made a motion to approve the minutes of the August 19th, 2026, meeting as presented. The motion was seconded by Director Hua and passed unanimously.

FINANCIAL REPORT

Director Morgan asked if Spruce Point apartments had paid their SDCs yet. Scott responded that they had not and a past due invoice with 1% interest had been sent. If the invoice is not paid by June 1st the balance will go as a tax lien on the property.

Director Morgan noted a few formatting issues on the Financial Reports and an account error on the check register. Executive Assistant Scott will correct the issues.

Director Morgan made a motion to approve the financial report for the month ending August 31st, 2026. The motion was seconded by Director Wilson and passed unanimously.

UNFINISHED BUSINESS

NEW BUSINESS

RES 2026-08: Establishing a Level of Significance for Accounting Changes & Error Corrections in Accordance with GASB statement No. 103

Director Sims made a motion to adopt Resolution 2026-08. The motion was seconded by Director Morgan and passed unanimously.

MANAGER'S REPORT

Irrigation: Irrigation is going well. We will keep irrigating until November 1st unless the rains start early. If that happens, we will assess the irrigation schedule until November 1st, when we can start pumping into the river again.

Greenridge Situation: The plaintiff's attorney requested a massive amount of information from us last week, including maps, cell phone text messages, our entire O&M Manual, and all TV reports for work completed by Spartan (aka West Coast CIPP). Keri did an exceptional job pulling all of that together, especially since most of it wasn't previously in an electronic format. It is now!

Audit: Accuity conducted another successful audit on August 27th. To quote them directly during the exit discussion, "We are amazing." They will finalize the report and get it to us soon. As always, Keri did a fantastic job supplying them with every piece of requested information before and during the audit.

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BOARD COMMENTS

The Board discussed moving the meeting time up to 6:00 pm from 7:00 pm. The October 21st Regular Board Meeting will be at 6:00 pm.

PUBLIC COMMENTS

There were no comments from the public present.

There being no further business, Chairman Mumey adjourned the meeting at 7:16 p.m.



Mellissa Mumey, Chairman



Bruce Halverson, Manager