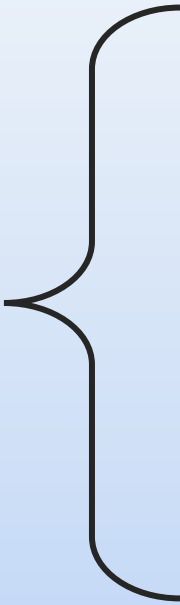
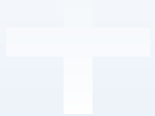


September 2026 Town Hall

Educate and Inform



Agenda



Introductions

Water Committee Briefing

Budget Committee Briefing

Q&A

Closing

Water Committee

Committee Members

Deborah Chorlton-

Donna Flint

Pete Cutler

Dawn Cutler

Bruce Medlock

Sherry Elliott

Overview of Our System

Maintenance-life cycle,
responsibility

Water Quality- Testing

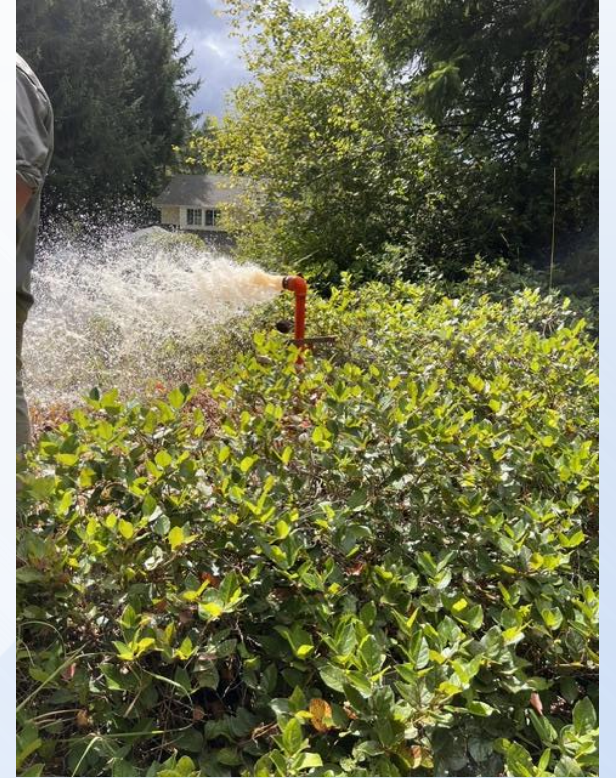
What's Next –Wins & Challenges



Water System Flush-



Water System Flush-



Budget Committee:

Understanding Dues/Water Fees/Reserves
Budget History & 2026 Changes
2027 Budget Planning



Understanding Quarterly Billing

- **HOA Dues:** Provide for the day-to-day operations and maintenance of all HOA Owned assets, except the water system. Includes items such as: management contract (Vantage), club-house and pool operation and maintenance, grounds, utilities, legal services, etc.
- **Water Fees:** Provide for the day-to-day maintenance and operations of our water system; maintenance, repair, management contract.
- **Reserve Assessment:** Provides for the lifecycle maintenance (things that wear out over time) and repair of real property; water system components, buildings, structures, ball field, rental house, etc. Reserve assessments are governed by WA statute and an independent reserve study is accomplished yearly.

Budget History & 2026 Changes

2026 Budget Formulation (July 2025)

- Prior years an inflation raise in dues, minor effect
- Board decided until budget could be fully evaluated, no increase to 2026
- Budget committee was formed

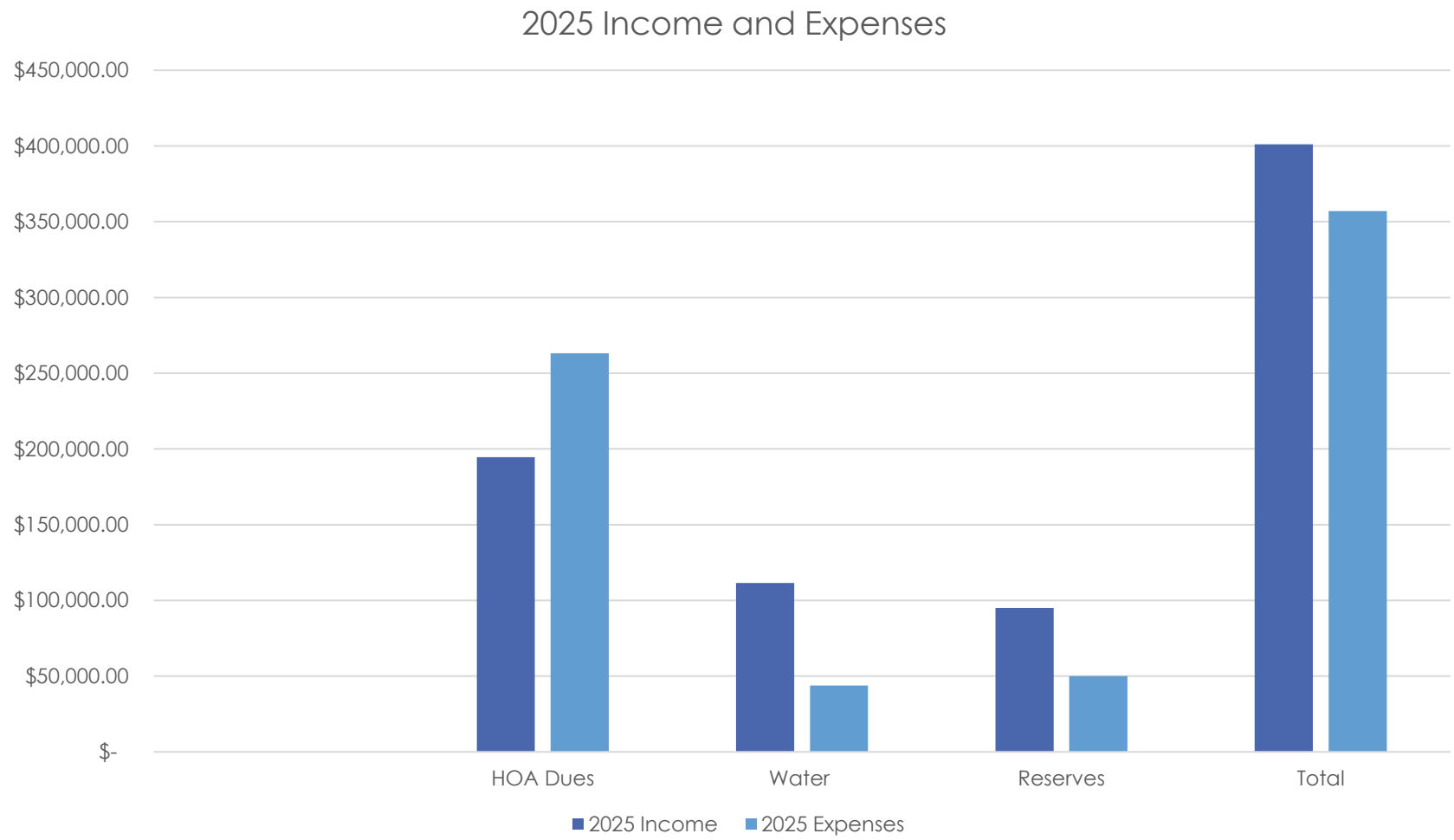
Prior Years Budget Examined

- Found HOA dues had not kept up with costs, water and reserves subsidizing HOA Operations and Maintenance
- Water System Maintenance and lifecycle items had been put off, reservoir cleaning, blow-off valves, pump replacements

2026 Changes

- Reduced Pool Budget, single largest expense,
- Started Pool, Forest, & Water Committees
- Addressed funding gaps: water, forest

2025



2027

2027 Budget Priorities

- Prudent fiscal management
- End the subsidizing of O&M with Water Fees
- Protect Forest, Lake, and Amenities

Water and Reserves separated and adequately funded

- Water fees will allow for needed day-to-day maintenance and improvements
- Reserves funded to 70%, minimum required by statute
- Water Reserves separated from other Real Property Reserves (75% water, 25% Other)

HOA Dues

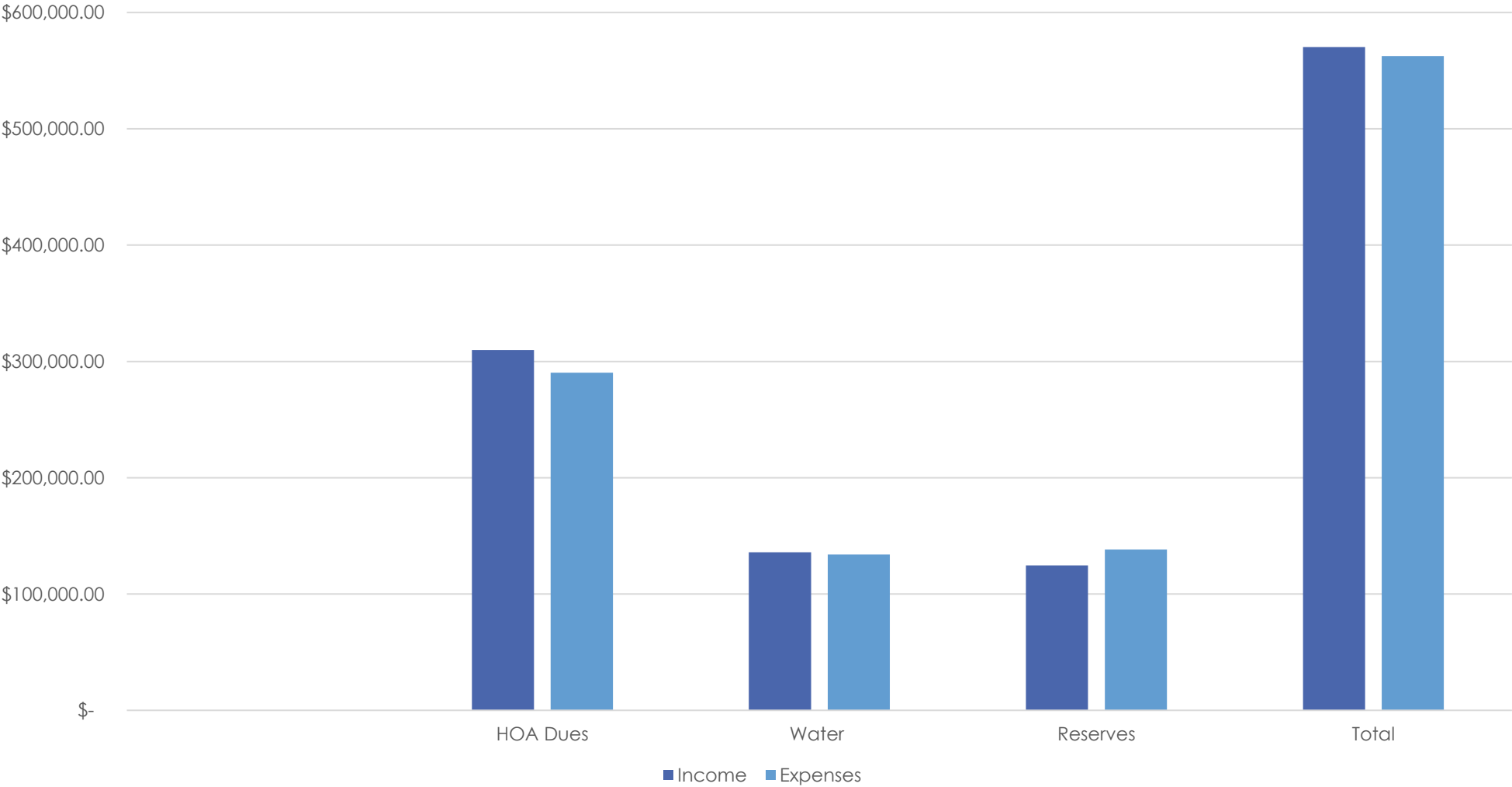
- Necessarily increased to makeup for decade of underfunding

2026 Changes

- Reduced Pool Budget, single largest expense,
- Started Pool, Forest, & Water Committees
- Addressed funding gaps: water, forest

2027

2027 Projected Budget



What Can We Do as a Community



- **Get Involved**
 - **Attend Monthly Meetings**
 - **Hold the Board Accountable**
 - **Look for ways to improve the community and ACT**
 - **Look for ways to assist the Board**





Q&A

