

# Memorandum

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To: All CVTIA Lot Owners

Date: April 6, 2026

From: Hank LuBean, Administrator

POSTED TO WEBSITE

**Re: Final CVTIA Minutes for the April 4, 2026 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 4, 2026, from 6:00 p.m. to 6:45 p.m. Attendees are listed in Attachment A to these meeting minutes.

## Action Item Summary

### CVTIA In-person and Zoom Meeting 4/4/2026

- Turn-on Actions – Wenatchee Reclamation District to release water April 6. CVTIA is scheduled to open laterals on April 11, 2026 at 10:00 am.
- System Review - Discuss the website, current status of the CVTIA system, recent repairs and ongoing concerns.
- 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:
  - Proposal to move funds to Cashmere Valley Bank and for a Certificate of Deposit (CD).
    - To increase interest accrual
  - Review of water usage patterns and need to avoid peak usage times.
  - Neighborhood concerns regarding thefts and suspicious activity.
  - Volunteer coordination for system walk-through and screen cleaning.

## Decision Summary

The CVTIA held their annual meeting on April 4, 2026, to discuss system status, finances, and operational matters. Hank LuBean, the CVTIA Co-administrator, conducted the meeting and reported that the irrigation system was in good condition with recent repairs to valve handles and a leak at 18th and Aurora, though concerns remained about the main lateral crossing the road. The association's bank account held \$7,086, below the desired range of \$10,000-\$15,000, confirming last year's dues increase from \$20 to \$30 and leading to a proposal to invest in CDs with Cashmere Valley Bank instead of KeyBank to earn better returns. Hank presented data from his website showing typical water usage patterns and peaks, suggesting residents adjust sprinkler times to avoid peak usage periods. The water system was scheduled to be turned on by the Wenatchee Reclamation District on April 6th, with plans to open the laterals on Saturday, April 11th. The meeting also

addressed recent property crimes in the neighborhood, including several bike thefts and break-ins, with discussions about security measures and monitoring.

## 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. Attendance was lower than usual due to spring break travel, but the meeting is being recorded for absent members. Hank LuBean reviewed the agenda.

#### *Meeting Agenda Overview*

- Meeting began at 6:00 pm with 3 members in-person and 4 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 6, 2026. After allowing several days for the water to settle, will close all laterals and fill the main line on Thursday April 9. CVTIA will release water into our system on April 11, 2026
  - 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 Shae LuBean have helped Hank take care of this job in the past but Ben is unable to help this year.
  - Other volunteers are welcome and Hank will reach out to Adam and Tyler or others to assists this year.
  - Hank will continue to help clean filters on a weekly basis.
- Electronic Water Flow Measuring System
  - This may be the last year doing this flow data collection.
  - Hank will update the website with 2025 water usage data when time allows.
- 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.
  - Highlighting peak usage times that occur between 5-6 AM and 8-10 PM

- Hank LuBean discussed the current account balance of roughly \$7,086 as of March 31, 2026.
  - Activity in the account during 2025 consisted of two deposits totaling \$1,460 with no expenses although Hank does have some reimbursement items to expense.
  - Confirmed the increasing to Annual dues approved in 2025 that begun in Spring 2026 to \$30 per lot.
- Annual dues are still a struggle to collect and efforts to go house to house at times is necessary to collect all members' dues.
- CVTIA members not in attendance of this annual meeting can find important decision items and meeting minutes posted to the website.
- Neighborhood Note:
  - The conversation ended with discussions about recent property crimes in the neighborhood, including several bike thefts, and concerns about unauthorized vehicle parking.
  - Neighborhood monitoring and communication.

## II. Items Proposed for Discussion

### A. Bank Account Transfer Proposal

CVTIA members talked about Hank's proposal to move the group's savings from KeyBank to Cashmere Valley Bank to take advantage of better CD rates and avoid fees associated with KeyBank's money market certificate. The current balance being about \$7,000, and Hank suggested investing up to \$7,500 in CDs following receipt of up to \$2000 from the 2026 dues which are in the process of being collected. This would generate approximately \$300 in annual interest at the CD's 4% rate compared to the current 6-cents monthly return from the checking account. The group agreed to this plan, with Hank planning to work with Adam to establish a new account at Cashmere Valley Bank once Adam returns. Hank noted that this plan was discussed and agreed to at last year's meeting but there was insufficient funds at that time to invest a reasonable minimum in CDs and have a comfortable amount of operational checking account funds available for expenses. Hank also would have needed to take the time to do this CD project but was involved with some construction activities that limited his time.

## 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.

Please note that long-term financial planning for system maintenance and emergencies for aging PVC laterals installed in the 1970s remain essential. Annual collection of \$20 dues began being collected from members in 2021. In 2026, the annual dues increased to \$30. Members in attendance discussed the future options but no amount beyond 2026 was agreed upon. Future increases to dues will need to be reviewed, discussed and voted upon at a future annual meeting.

## IV. Next Meetings

The next meeting will be scheduled for late March or early April 2027 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.org/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
Bill Miller	1616 N. Aurora Ave.
Pete Kimbrell	1724 N. Anne
Ben Tucker	21 NE 18 <sup>th</sup> St.
<b>Attendance via ZOOM</b>	
Stephanie Sullivan	1721 N Aurora Ave.
Karen LuBean	1700 N Aurora Ave
Ike Lasswell	