

**Clearwood Community
Association, Inc.**

History

**OFFICERS, DIRECTORS, LEAD EMPLOYEES &
MAJOR EVENTS
1966 - 2001**



Clearwood Community Association Historical Roster

OFFICERS, DIRECTORS, LEAD EMPLOYEES & MAJOR EVENTS

1966

1st Meeting, July 1966:

President - Lloyd Reed (Weyerhaeuser employee)

Director - Park Ryker (Lot Owner + Weyco employee)

2nd Meeting, September 1966:

John Boyle - President (Weyco employee)

Park Ryker - Vice President (Lot Owner + Weyco empl)

Lloyd Reed - Secretary/Treasurer (Weyco Employee)

1967

- Jan 30, 1967: Opened first bank account

April 1, 1967, First Annual Meeting:

Park Ryker - President

Gary Moneghan - Vice Pres (Weyco Sales)

Lloyd Reed - Secretary/Treasurer

- Major Event: ACC started - Walt Johnson (Lot Owner)
- June 1967: Division II to be developed by Weyco

1968

April 1968, Second Annual Meeting: Same Officers

June 1968, Special Meeting:

- 1969 Budget at \$25/lot for 370 lots in Divs 1, 2 and 3

1969

April 1969 Annual Meeting:

Park Ryker - President

Stanley Ward - Vice Pres (Weyco Sales)

Lloyd Reed - Secretary/Treasurer

1970

May 1970 Annual Meeting:

Park Ryker - President

Gail Jones - Vice Pres (Lot Owner)

Lucille Peck - Asst. Treasurer (Lot Owner)

Mr. Bagnell - Director

Lloyd Reed - Secretary/Treasurer

- Pay Weyerhaeuser \$600/month for maintenance

1971

- April - Assessor will tax all community property except water system and recreational areas open to general public...\$2,400 for 1st year!!!
- May - Weyco advised there is no golf course...but it was still left it on map and salesmen touted it!!

July Annual Meeting -

Gail Jones (lot owner) - President

Lucille Peck (lot owner) - Asst Treasurer

Bob Cox (lot owner) Vice President

Steve Willard, Lloyd Reed - Directors.

Zel Rae (lot owner) - Secretary

- 1st Trail Cleanup Day!!
- David Baines - named Store Manager/Chwd Care-taker

1972

August Annual Meeting:

Glen Kaufman - President (resigned and took all our records with him to Washington, D.C.!!!)

Lawrence Skinner - Vice President

Lucille Peck - Treasurer

Zel Rae - Secretary

Bob Cox - Director Community Relations

John Gurnee - Director ACC

Steve Willard - Director Capital Improvements

1972-73

- 1st copy machine purchased (Ditto Drum Machine).
- Assessment \$50/yr on 596 lots.

Bob Cox - President

Lawrence Skinner - Vice President

Lucille Peck - Treasurer

Muriel Caldwell - Director

Steve Willard (Weyco), then Jerry Miller - Director

1973-74

Johnny Walker - President

Bob Cox - Vice Pres/Secretary

Lucille Peck - Treasurer

John Gurnee - Director Security/ACC

Jerry Miller - Director Community Relations

Ken Jones (Weyco) - Director Maintenance

Joan Cox - Office Staff (Marion Argo, CPA accountant)

- July - Weyco advised Pool ready but Board will not accept without special assessment as no funds to operate.

1974-75

Johnny Walker - President

Vice President - Jake Jacobson

Jerry Miller - Treasurer

Bob Cox - Secretary

Ruby Strand - Director

Bob Hewlett, then Ken Renwick - Director

Dave Close - Director

Gil Boyer - Maintenance Manager (kept all Clearwood supplies, tool, equipment in his cabin basement).

Joan Cox - Office Staff (Marion Argo, CPA accountant)

- Largest ATV Park in the State planned for Elbow Lake...need to fight it.



Clearwood Community Associaton Historical Roster

OFFICERS, DIRECTORS, LEAD EMPLOYEES & MAJOR EVENTS

- *Weyco took back the store/will give Clwd their office when thru selling.*
- *Petitioned against taxes on community property + membership approved \$6 special assessment to cover them.*

1975-76

Jake Jacobson - President
Dave Close - Vice President
Jerry Miller - Treasurer
Bob Cox - Secretary
Johnny Walker - Mtce Director/Mtce Shed Construction
Ken Renwick - Director
Ruby Strand - Director
Gil Boyer - Mtce Manager (and volunteer on Mtce Shed)
Joan Cox - Office Staff (Marion Argo, CPA accountant)

- *Maintenance Shed built by volunteers for \$11,000. most of the work done by Johnny Walker and Gil Boyer*
- *Weyerhaeuser wins property tax exemption case for Clearwood and Hartstene Point!!!*

1976-77

Dave Close - President
Johnny Walker - Vice President
Marian Arthur - Treasurer
Bob Cox - Secretary
Jake Jacobson - Director
Jerry Miller - Director
Bob Zimmerman - Director
Gil Boyer - Mtce Manager
Joan Cox - Office Staff (Marion Argo, CPA accountant)

- *Bids opened for perimeter fencing...Algae Treating Co went broke...119 proxies for annual meeting!*

1978-79

Gary Andrews, then Jim Backman - President
John LaRue, then Jim Backman, then Ron Newgard - Vice President
Marian Arthur - Treasurer
Bob Cox - Secretary
Paul Johnson - Director Security
Louise Thompson - Director Mtce/ACC
George Walker - Director Community Relations
Gil Boyer, then Mark Swartout - Mtce Manager
Joan Cox - Office Staff (Marion Argo, CPA accountant)

- *Paid income tax on interest for first time.*

1979-80

Jim Backman - President

1980-81

Jim Backman - President
Ron Newgard - Vice President/Special Projects
Lu Harding - Treasurer (Personnel)
Bob Cox - Secretary
Ed Hansen - Director Mtce/Security
Ray Rich - Director ACC
Marion Nichols - Director Public Relations
Mark Swartout - Mtce Manager then General Manager
Joan Cox, then Carol Wilkinson - Office Staff

- *Finally acquired Office Building from Quadrant.*
- *Lake rotenoned to kill bass and perch.*
- *Membership approved purchase of water system from Weyerhaeuser for \$120/lot special assessment*

1981-82

Bob Cox - President
Ron Newgard - Vice President/Special Projects
Lu Harding - Treasurer (Personnel)
Marion Nichols - Secretary
Ed Hansen - Director Mtce/Security
Ray Rich - Director ACC
Jim Backman - Director Public Relations
Mark Swartout - General Manager
Office Staff - Carol Wilkinson, then Lu Harding

- *Clearwood Patrol formed....Annual Assessment \$108*
- *Rebuilt Tennis Court at Longmire Beach.*

1982-83

Bob Cox - President
Ron Newgard - Vice President (Special Projects)
Dick Loden, then Randy Ehli - Treasurer
Ev Black - Secretary
Dick Loden - Director Mtce/Security
Zel Rae - Director Personnel
Jim Backman - Director Public Relations
Mark Swartout - General Manager
Lu Harding - Office Staff

1983-84

Zel Rae - President
Dick Loden - Vice President
Randy Ehli - Treasurer
Ev Black - Secretary
Mike Ostrander - Director Security
Ruben Johnston - Director ACC/Public Relations
Ray Rich - Director Long Range Plan
Mark Swartout - Operations Manager
Lu Harding - Office Staff



Clearwood Community Associaton Historical Roster

OFFICERS, DIRECTORS, LEAD EMPLOYEES & MAJOR EVENTS

1984-85

Randy Ehli - President
Mike Ostrander - Vice President
Neil Muggoch - Treasurer
Ev Black - Secretary
Ruben Johnston - Director ACC/Public Relations
George Walker - Director Security
Mark Swartout - Operations Manager
Lu Harding - Office Staff

1986-87

Ev Black - President
Wes Harding - Vice President/Personnel
Walt Arnestad - Treasurer
Larry Highton - Secretary
Gordy Hoffard - Director Mtce
Ruben Johnston - Director ACC/Public Relations
George Walker - Director Security
Mark Swartout - Operations Manager
Lu Harding - Office Staff

- \$25 Special Assessment to rebuild Tramways

1987-88

Ev Black - President
Wes Harding - Vice President/Personnel
Walt Arnestad - Treasurer
Larry Highton - Secretary/Covenant Review
Gordy Hoffard - Director Mtce/Personnel
Ruben Johnston - Director ACC/Public Relations
George Walker - Director/Security
Mart Swartout - Operations Manager
Lu Harding - Office Staff

- Set up 1st Reserve Account

1988-89

Gordy Hoffard - President
Earl Petersen - Vice President(Security)
Don Praast - Treasurer
Larry Highton - Secretary
Wes Harding - Director Mtce/Personnel
Ruben Johnston - Director Public Relations
Paul Quackenbush - Director ACC/Special Projects
Mark Swartout - Operations Manager
Lu Harding - Office Staff

1989-90

Gordy Hoffard - President
Ruben Johnston - Vice President/Rublic Relations
Don Praast - Treasurer
Darlene Johnston - Secretary
Wes Harding - Director Mtce/Personnel

Leroy Reiff - Director Security
Paul Quackenbush - Director ACC/Special Projects
Mark Swartout - Operations Manager
Lu Harding - Office Staff

- Major Event - Violation Policy Established.

1990-91

Darlene Johnson - President
Fran DeVoll - Vice President
Don Praast - Treasurer
Bob Cox - Secretary
Ruben Johnston - Director Security/Community Rel.
Paul Quackenbush - Director Mtce
Leroy Reiff - Director Special Projects
Rusty Parsons - Mtce Supervisor...then
Violet Quinn - Business/Mtce Manager

- Major Event - RED BOOK adopted

1992-93

Darlene Johnson - President
Fran DeVoll - Vice President
Don Praast, then Fran DeVoll - Treasurer
Bob Cox - Secretary
Paul Quackenbush - Director Mtce
Ruben Johnston - Director Security/Community Rel.
Dave Hardesty - Director Special Projects
Vie Harrington (replacing Don Praast) - Director
Violet Quinn - Business/Mtce Manager

- Major Event - Meeting Room added to Office

1993-94

Darlene Johnson - President
Dave Hardesty, then Fran DeVoll - Vice President
Fran DeVoll - Treasurer
Bob Cox - Secretary
Paul Quackenbush - Director Mtce
Ruben Johnston - Director Security/Community Rel.
Vie Harrington - Director ACC Liason
Harvey Hart - Director Special Projects
Violet Quinn, then Dave Hardesty - Bus/Mtce Manager
Alyce Krantz - Office Staff

- Major Event - Start Water System plan to cover upcoming late 1990's governmental requirements.

1994-95

Darlene Johnson - President
Fran DeVoll, then Don Praast - Voce President
Fran DeVoll, Treasurer
Bob Cox - Secretary
Doug Lee - Director Common Area Plan & Developmnt
Ruben Johnston - Director Security/Community Rel.

Valerie has been asking about a former store employee/owner and wondered about some store history ... so here we are:

CLEARWOOD STORE HISTORY

It was built about 1969-1971 by Weyerhaeuser as one of the perks for the Community!

Weyerhaeuser initially installed the first 'manager' (who might have been Hebel, since Joan remembers that he was a retired refrigeration person). This person had a problem with the refrigeration system and hauled it to where Div XV is and left it on the ground to suffer from the elements. Somebody sued somebody and there was a settlement of about \$3,334 in 1971 which Weyerhaeuser graciously charged to the community.

This first manager did not last long ... the store could have been empty for a month or so when it was determined by Weyerhaeuser that the best use of the store would be to employ a combination manager of the Association Property AND operator of the store .. Hence, David and Madeleine Baines became the next occupants in 1971

- David was paid \$500 per month by Weyerhaeuser (who then charged it to the fledgling Association) to maintain Divs I, II, III and IV!!! He even hauled community garbage to the dump...bringing back supplies for the store, since no one would deliver this far in the tules...but he had to use his own car.!
- Madeleine attempted to make a go of the store by adding soup and sandwiches, etc. .. but there were not enough people in this end of the county to support them.
- So, David began spending more time trying to make the Store go and less time maintaining the grounds....he only had one lawnmower and a little tractor which we parked in the open at Track L. .. he and Madeleine would take their evening walk with a couple of rolls of Toilet Paper ... if they had company, Clearwood's potties could run out of TP.
- We even elected David as Chairman of the Board AND Manager... but that was a complete fiasco.
- AND, Saints preserve us! ... David and Madeleine were stoic English and, David, especially, had a tendency to infuriate natives on/off the Board!

It soon became evident that Clearwood was too big for a combination manager/operator of any ilk ... the Baines moved on and We/Weyerhaeuser looked for a true operator...say, 1972!

There may have been at least two operators in the next year ... Weyerhaeuser wanted someone in there who would stay around ... THEY announced to the Board around 1973 that, by the way, you don't really own the store and its lots ... there is a codicil buried in the papers which permits Weyerhaeuser to repossess and we are doing that!!! And selling the property to the next bidder.

I was working at Weyerhaeuser, in the next Dilbert cubicle from the lawyer who created the covenants...there were several testy problems (in addition to the 'store' issue) between Clearwood

and Weyerhaeuser that needed cleaning up ... Weyerhaeuser wanted to add Division 20 (which abutted Div 16 and wandered off around Elbow Lake County Land and would contain about 200 oversized lots) and had aspirations of extending Clearwood across the logging road and up to Bald Hill Lake!!!...some things were falling apart, &c, &c.

So...the Board (including me) threatened to sue MY employer ... my lawyer friend told me, OH Shit, please keep as low a profile as possible ...

We settled at the 1974 Annual Meeting for the old Sales Office being given to the Association in lieu of a claim on the Store, limitation of Clearwood to 1355 lots, about \$20,000 cash to cover some stuff that had fallen apart, dropping of any further claims for stuff falling apart, AND first refusal on the purchase of the water system (as I felt Weyerhaeuser would want to get rid of this penny-ante system at first chance SO why not throw in a freebie while they were trying to get clear of future obligations to the Association).

Don't remember when Betty and Husband bought the property...but it has been open 99% of the time since 1974....Old Lot Records for that property will show the procession of owners after 1974.

Will provide further snippets on Clearwood as the urges arise.

CLEARWOOD HISTORY

MEADOW and PROPERTY TAXES

Some Washington State Highway maps still show a lake where 'our' meadow is located.

Benny Longmire (owner's son) probably drained the lake in the 1950's and was able to run cattle on all of it...i.e. up to current Div II Ballfield site.

The northern part of Clearwood was purchased cheaply by Weyerhaeuser from the Longmire Matriarch (Benny Longmire's mother, who was getting along in years, and practically 'gave away the FARM' to Weyerhaeuser).

When Benny became aware of what his mother had done he was able to stop the portion of the sale directly east of Div IV Weyerhaeuser wanted that section across the meadow as it gave better footing for a road but had to settle for the more exposed path of the current meadow road. I think the stub road between lots 230 and 231 was intended to be the start of the 'main' artery.

Weyerhaeuser (and, later the Assn) allowed Benny to run his cattle on 'our' portion of the meadow (from 1968 to early 1970's) until the county Assessor decided to start charging property tax on this 'rental' of community property. This would have endangered ALL our community property ... so we kicked Benny off, paid a \$19.00 tax bill, and promised the County that we would never, never, sell this land, and would always, always allow it to stay wild.

Somewhere in the dark recesses of our poor minds there is the feeling that renting any community property, including charging for use of the pool, could trigger a tax imposition backlash!

Every piece of community property has been given an assessed value since year one!!! Last time I looked I think the various statements added up to several million dollars!

During 1972, 72 and 74 the County began imposing low level property taxes against our Community Property. ..kind of 'nibbling' at the delightful prospect of full value taxation in the future.

We joined with Weyerhaeuser to fight the county from charging property taxes on that assessed value (We did not want it, we could not afford the tax, let alone the horrible potential of full value taxationWeyerhaeuser had to protect their investment in Clearwood and Hartstene Pointe). Our winning verdict did stipulate that we would NEVER sell any of the community property....if we did, taxes could be/would be imposed retroactively from year one!!

The meadow road was constructed of heavy ballast to 'sink' through the peat and 'push' the peat aside. Within two years it had to be rebuilt and reballasted by Weyerhaeuser. It has been rebuilt by the Assn twice and any further 'rebuilding' could be in peril from County Permit restrictions.

Bob and Joan Cox ... Feb 12, 2005

CLEARWOOD HISTORY

LAKEHOUSES ... Division X Covenants and Covenants for all other Divisions

In the beginning there were a lot more lakehouses planned for ... all of Division XIX was originally platted as part of Division X.

A 'private' Division X only community house was planned for the area above Windy Beach ...

Time Shares were being offered...but no one bought!!! *AND, for a brief moment in time, Weyerhaeuser tried to sell some Division VI lots as time shares...until the Board heard of it and threatened another lawsuit.*

It was OK per those covenants to leave your RV on Community Property all year ... as lots were only about 35' in circumference....the Association was responsible for maintaining 'these private driveways' leading to the 35' private lots!!!

Covenants for Div X were different from Covenants for the Balance of Clearwood ... incidentally each Division had its own set of covenants ... which means that, say, Division V, by 100% vote of its 5 lots, could change their Covenants to any use no matter how extreme and harmful it might be to the balance of Clearwood!!!

Lakehouse owners initially paid a separate maintenance fee, which the Assn, as a whole, was supposed to use to 'maintain' a uniform outer shell...including roofs, decks, house supports, &c, &c. This process was a horrible mess to assess, let alone try to maintain with our limited work force. Owners became delinquent in their dues....what should the Assn do about maintenance, if no chance of recovery? What if maintenance requirements exceeded the deposited fees? Owners, in good standing, bitched about the condition of their delinquent or uncaring neighbors 'sides.' We had to get rid of this problem...and, lo and behold, the owners of Div X agreed to abandon the 35' lot concept in exchange for re-platting Div X to 'normal' lots...they gained property, the Assn got rid of an unsolvable problem. The County agreed to this exchange even though our 1974 lawsuit settlement technically prevented it.

When our Covenants were up for renewal in 1991 (as they will be again in 2011) they were re-designed to become ONE set for all of Clearwood, regardless of Division. This change was done by mail ... and, as soon as the first vote over 50% approval of 1355 lots showed up the revised Covenants were placed in force and the ballots audited and locked away (somewhere).

Bob and Joan Cox ... Feb 12, 2005

CLEARWOOD HISTORY

HORSESHOE LAKE, CLEAR LAKE AND REICHEL BOAT BASIN

In the beginning Horseshoe Lake was a swamp and the 'soccer field' across the road was a deep ravine leading to the lots below where the bottom of Hill Court is now.

Weyerhaeuser moved the peat from the swamp to fill the ravine. Dick Shaefer, whose family owns the 'resort' at the south end of Clear Lake, was the dredge operator.

Horseshoe then filled up to its current level ... about 20 feet lower than Clear Lake!

Weyerhaeuser figured they could have a lot more waterfront lots if they could bring Horseshoe Lake up to Clear Lake's level and remove the berm between them. They ran a siphon from Clear Lake to Horseshoe...pumped a helluva lot of water (don't remember that this process lowered Clear Lake appreciably), but the water went out the side of Horseshoe and its level did not change!!

The last time piles were driven for docks on Horseshoe we could have lost the whole lake since it seems that we may have temporarily punctured the aquifer with a pile or two...but the wound may have healed. The same risk of piles puncturing that aquifer exists for Clear Lake.

The boat basin at Reichel was a swamp, separated from Clear Lake by a berm. Weyerhaeuser dredged the swamp, removed the berm ... AND Clear Lake promptly started to disappear down through the removed berm area into another aquifer!!! Weyerhaeuser immediately installed a coffer dam and poured a substantial amount of cement as a plug ... this, in turn, makes it impossible to maintain a 'reasonable' water level in the channel to the boat basin without endangering the plug.

About 200 feet east of Reichel Bridge and, say, 50 off the north shore, there once was a rumor of several metal barrels of unknown contents!!! On the bottom of the lake.

Bob and Joan Cox ... Feb 12, 2005

CLEARWOOD HISTORY

BLUE LAKE

In the beginning it was a swamp all the way from end to end.

A beaver dam was located just east of the large bridge ... you can still see some of its branches when water is clear ... and their house is a little tuft of an island further east on the lake. This dam was a thing of beauty and very large, permitting a back up almost as far as the lake extends at this time. Without the beaver dam the upper portion of Blue Lake would be dry or swampy...it had filled in naturally behind the dam....and it is only a few inches deep, now.

Weyerhaeuser built two dams with cement spillways ... and mechanical drains under the dams...with tramways to move little boats up and down from the main lake. These trams were little used, deteriorated quickly (were rebuilt once by special assessment!)...and, in terms of today's safety regulations....death traps!! But no accidents were ever reported from usage....thanks heavens.

Weyerhaeuser sold 'lake front lots' with no consideration of the shallowness of the upper lake and the fact that it would probably be impossible (either legally or physically) to dredge that section.

Beavers will still dam up the inlet stream at the culvert on the logging road....leading to a dangerous build-up of water behind it, if not monitored carefully.

Bob and Joan Cox ... Feb. 13, 2005

CLEARWOOD HISTORY

GATES AND SALES OFFICES

The original front gate (at Div IV) was of majestic size ...several big timbers for frames, lesser timbers for 'fencing' ... designed to open grandly to the sales prospect ... as though paradise were being exposed to them. They were poorly constructed with limited bearing capacity.

Originally the arms were chained shut ... the lock was a combination and the secret code was part of Quadrant's phone number. BUT, it was seldom relocked...and when it was, everyone all over Thurston County knew the secret code..

Next Step was a radio-controlled gate system ... we all had little garage zappers ... but shortly so did a host of natives ... the little seeing eye is still sitting lonely atop a post to the left of the gate.

The NEW system was installed, initially using the old majestic gates ... which, because of their size and poor construction, wore out machinery in short time ... hence, the 'modern' metal arms ... and metal claws on the outgoing sections.

The first Sales Office for Gary Moneghan, Weyerhaeuser Properties, was the "A" frame across the street from Division I Potty. His group sold Divs I, II and III and, maybe, some of IV.

Access to Clearwood, while Divs I and II and initial parts of III were being sold, was via what is now the Emergency Gate....this gate was a simple affair with combination lock!!!

The next 'major' sales office was the building now used as the Clearwood Office. Quadrant took over sales in mid 1970's.

Two Satellite Offices were developed as Clearwood expanded beyond Division IV First one is the little cabin (which stands unused most of the year) across the street from Windy Beach on Lot 3-378...Second one is Frances Weiler's Home, Lot 8-86.

Bob and Joan Cox ... Feb. 13, 2005

CLEARWOOD HISTORY

RECORDS

Weyerhaeuser 'kept' the Association's books until about 1972.

We (Joan, Bob, Lucille Peck, Treasurer, and Johnny Walker, Pres.) were given the 'books' at that time. Their version of our 'books' consisted of apple boxes of dumped papers, interspersed with unprocessed checks!

The first job was to re-build the list of member-owners and determine if they were current or whatever. The first Newsletter (you can look it up in the binder in the meeting room) would reflect the time that we finally had some order restored in our books. This material was assembled into proper form by a CPA in Lakewood (Marion Argo) and maintained by her for several years until Joan's successor, Lula Harding, took over complete care of records.

Joan was the focal point for processing financial records and membership records, depositing all checks, and forwarding support information to Marion Argo. She started at about \$25 per mailing to the membership...soon had a valid 'contract' starting at \$75 per month and worked for Clearwood until 1980 when she was drawing down about \$150 per month plus minimum wage on 'extra' hours as the 'office' in our cabin was open 24/7 during the summer. She closed 'every' lot in Clearwood from Quadrant ... and, of course, all the resales, etc., during her tenure.

She dunned delinquent members, re-dunned them, re-dunned again and again, filed liens, fought Quadrant (who would not pay delinquent assessments of lots they repossessed!), went to Small Claims Court (which did not work out for Clearwood). She handled ACC correspondence...one facet of which was to notify all surrounding lots of any building permit application so that these members had a chance to offer objections!!!!!! BEFORE a permit was issued. Bob was the sole typist of record.

She maintained 1355 membership accounts on giant pegboards, adding everything on a small crank machine, tying this all together with deposits sent to Marion Argo for her processing...no copy machines at first (Bob would take needed stuff to his work at Weyerhaeuser and run off copies when no one was looking - this included several years of Newsletters!!!!).

In late 1970's Joan finally got a one-at-a-time flat bed copy machine which travelled back and forth to Tacoma, but it did not have capacity to run the Newsletter..

The Mailing list was developed by initially typing up an 8½ x 11 label form (Bob's college 1911 Underwood) for all 1355 lots. As lots changed hands Bob would type a single label and glue it over the previous owner until the 'lumps' of changed ownership got so big that a sheet could not be copied easily at Bob's Office...in which case the whole thing would be redone from scratch!

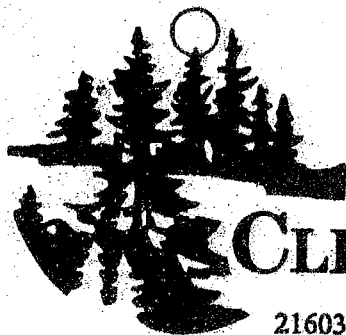
CLEARWOOD HISTORY

RECORDS (page 2 of 2)

Clearwood's financial records did not have a true home until the current Office was 'captured' from Quadrant. Even though the Office was put on Clearwood's books in 1974, Quadrant retained control until Spring of 1980, at which time they escaped with all 'our' furniture which we fought to recover and did so, but the stuff was rather tired and bent, etc.. Joan kept the records in our basement in Tacoma....loaded active records in the car each time that we journeyed to Clearwood during off-season...during summertime all the records were housed in the basement of our cabin....which acted as an office with members coming and going ... rather a busy time. Meanwhile the financial information was maintained against Joan's documents with the books, which were kept by Marion Argo in Lakewood.

Joan was given mileage to go to the bank and run around Clearwood ... but not to come and go to Tacoma ... the extension cost on our 4-party-line Cabin phone was absorbed by Clearwood!! as were any long distance calls which had to be itemized to claim reimbursement.

Joan and Bob Cox ... Feb 14, 2005



CLEARWOOD COMMUNITY ASSOCIATION

21603 CLEAR LAKE BLVD. N.
YELM, WA 98597

PHONE (360) 894-2941
FAX (360) 894-2497

DATE: March 23, 2003
FAX # CALLED: 753-5636
TO: John Segerson of Semcon, Inc.
FROM: Dayrl Harrington
RE: Six Year Water System Plan.

Inventory of Developed Lots.

Division No	Total Lots	Dec 31 2002	Dec 31 1994	Camping Lots
I	68	33	26	35
II	33	11	11	22
III	92	38	24	54
IV	176	87	49	89
V	5	1	1	4
VI	258	105	56	153
VII	133	50	19	83
VIII	150	49	21	101
IX	92	42	19	50
X	30	30	30	0
XI	4	2	1	2
XII	11	4	1	7
XIII	77	24	16	53
XIV	7	2	0	5
XV	23	10	6	13
XVI	94	31	11	63
XVII	65	32	11	33
XVIII	16	3	2	13
XIX	21	10	8	11
Totals	1,355	564	312	791

252 new houses in 8 years, average of 31.5 houses per year. 2002 big increase and I believe 2003 will be also.

PAGE ONE OF TWO

A SHORT HISTORY OF THE WATER SYSTEM AS REPORTED IN THE CLEARWOOD NEWSLETTER

(Updated to August 1997)

1974 - Quadrant receives State Dept of Health approves current capacity of system sufficient for 794 dwellings...and that service beyond that figure to 1,400 dwellings would be approved with installation of additional tankage.

Jan 1979 Newsletter - Quadrant granted Clearwood 1st refusal to buy system whenever they wish to sell it (South Sound Utilities, who operates the system for Quadrant, may also be interested in buying it).

Nov 1979 Newsletter - Membership approved purchase of \$500,000 system for \$150,000 and maintained water rates of \$12/lot and \$24/house which compare with South Sound Utility (bidder) rate ideas of \$5.00/\$7.50 per month plus usage plus \$100 for meters. Approved special assessment of \$120/lot.

Summer 1980 Newsletter - More than 1/2 of assessment in the bank. The other Clear Lake (Eatonville) is putting in a water system for \$4,100 per member!

August 1981 Newsletter - Membership defeated Board recommended establishment of Water Supervisory Board.

August 1983 Newsletter - Membership defeated Board recommended rates of \$14/ bare lot, \$24/septic lot and \$72/home and approved \$20/\$30 rate level.

Summer 1992 Newsletter - Clearwood must develop a water system plan to comply with costly Federal/State standards and this system must be in place by late 1990's.

Spring 1993 Newsletter - Alerted members to Thurston County 5 acre minimum bldg. requirements (except for existing plats, such as Clearwood) and advised to watch out for developers trying to buy lots at low cost.

Fall 1993 Newsletter - Water System Evaluation Program out for bid...must know exact capabilities of our system to know how to approach the future and abide by severe and expensive 1990's Govt Regulations.

Winter 1993 Newsletter - Program awarded to SEMCOM for \$20,410!

Spring 1994 Newsletter - Progress report, but no inkling that State will limit water connections to new homes.

Summer 1994 Newsletter - State DOH edict forced Board to declare moratorium on new homes until capacity of our system is defined by State.

Fall 1994 Newsletter - Engineer's report noting 322 connections may be State's maximum at this time unless immediate additions are made to the system. Set up parameters for compliance for the water system including a special assessment for meters.

Jan 1995 Newsletter - State moved from permission for 322 connections to 350 connections to 448 connections (Board had requested 550 connections based on system study). State permission for 448 connections based upon bilateral agreement requiring Clearwood to institute several improvements within definite time period.

Spring 1995 Newsletter - Board issuing COWAs up to 448 homes, per outlined water system plan, approved by State DOH (i.e. install meters, drill new well, install standby generator, new tankage, apply for water rights for new well).

**A SHORT HISTORY OF THE WATER SYSTEM
AS REPORTED IN THE CLEARWOOD NEWSLETTER
(Updated to August 1997)**

Page 2

Fall 1995 Newsletter - All 448 COWAs have been issued..System status reviewed at annual meeting. Membership approved new rate structure, intended to fund improvements by paying for them over a 10 year, maximum period, by borrowing from our own Reserves as no bank would loan us \$300,000+ unless we pledged our reserves as collateral.

January 1996 Newsletter - Board working out time tables for anticipated state permission to grant more COWAs.

Fall 1996 Newsletter - Annual Meeting declared issuance of a minimum of 50 COWAs, at least once per year, with specific instructions on "proving them out."

NEW INFORMATION

July 28, 1997 Special COWA NOTIFICATION Newsletter - On July 11th the State granted the Board permission to issue up to 800 COWAs...members interested in building advised to send in applications by Aug 4th. It was also noted that heavy spec building could be a thing of the past since large contractors now are developing subdivisions closer to Puget Sound (Yelm, Rainier, Roy, etc.) on new plats within expanded city boundaries. COWA Committee selected to handle applications and drawings.

P.S. July 1997 ... noted that about 60 homes (of a total of 418 homes) are posted "FOR SALE" and about 115 lots (of a total of 937 lots) are posted "FOR SALE."

August 4, 1997 - 101 applications for COWAs received by deadline (33 represented septic systems or permits in hand prior to August 17, 1996; 17 represented members selected by random drawing).

August 10, 1997 - Board of Directors Special Meeting approved the COWA Committee's recommendations:

(*) Release immediately 50 COWAs under first selection process and notify members by registered mail. Noted that about 40% of these lots were posted "FOR SALE."

(*) Within 60 days of first issuance, depending in part upon the number of COWAs proved out from the first issuance, consider issuance of the balance of applications received (51 applications).

August 11, 1997 - Members entitled to apply for the first 50 COWAs were notified by registered mail.

P.S.S. Many members have been told that their lots are not salable unless they have a COWA! That is not necessarily the case...all lots have water...all lots can install septic systems (with ACC and county approval). The restriction involves "permission" from the State for a Household Service Hookup!

August 12, 1997 - Members who were not selected for the first COWA drawing were notified. and were reminded that the Board is governed by the August 1996 Resolution to "the issuance of up to 50 COWAs at least once per year."

end

CLEARWOOD HISTORY

HORSESHOE LAKE, CLEAR LAKE AND REICHEL BOAT BASIN

In the beginning Horseshoe Lake was a swamp and the 'soccer field' across the road was a deep ravine leading to the lots below where the bottom of Hill Court is now.

Weyerhaeuser moved the peat from the swamp to fill the ravine. Dick Shaefer, whose family owns the 'resort' at the south end of Clear Lake, was the dredge operator.

Horseshoe then filled up to its current level ... about 20 feet lower than Clear Lake!

Weyerhaeuser figured they could have a lot more waterfront lots if they could bring Horseshoe Lake up to Clear Lake's level and remove the berm between them. They ran a siphon from Clear Lake to Horseshoe... pumped a helluva lot of water (don't remember that this process lowered Clear Lake appreciably), but the water went out the side of Horseshoe and its level did not change!!

The last time piles were driven for docks on Horseshoe we could have lost the whole lake since it seems that we may have temporarily punctured the aquifer with a pile or two... but the wound may have healed. The same risk of piles puncturing that aquifer exists for Clear Lake.

The boat basin at Reichel was a swamp, separated from Clear Lake by a berm. Weyerhaeuser dredged the swamp, removed the berm ... AND Clear Lake promptly started to disappear down through the removed berm area into another aquifer!!! Weyerhaeuser immediately installed a coffer dam and poured a substantial amount of cement as a plug ... this, in turn, makes it impossible to maintain a 'reasonable' water level in the channel to the boat basin without endangering the plug.

About 200 feet east of Reichel Bridge and, say, 50 off the north shore, there once was a rumor of several metal barrels of unknown contents!!! On the bottom of the lake.

Bob and Joan Cox ... Feb 12, 2005



CLEARWOOD COMMUNITY ASSOCIATION

21603 CLEAR LAKE BLVD. N.
YELM, WA 98597

PHONE (360) 894-2941
FAX (360) 894-2497

DATE: March 23, 2003
TO: Fax to John Segerson
FROM: Dayrl Harrington
RE: Six Year Water System Plan.

COWA'S / House Construction Last Ten Years.		Production, Water Pumped
1993	40	1998 52,456, million gals
1994	83	
1995	93	1999 45,888, million gals
1996	13	
1997	3	2000 55,712, million gals
1998	24	
1999	19	2001 48,159, million gals
2000	21	
2001	24	2002 46,468, million gals
2002	52	
<hr/>		
Total	371	

Year 2000 Production of 55,712, million gals, was a meter loss of 41.7%.

Water leak detection, repaired main line leaks.

Year 2001 Production of 48,468, million gals, a meter loss of 22.9%

Year 2002 Production of 46,468, million gals, additional 76 houses and 9 million less gals pumped, I did not calculate loss percent.



CLEARWOOD COMMUNITY ASSOCIATION

21603 N. CLEAR LAKE BLVD.
YELM, WA 98597

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ASSESSMENT HISTORY

DATE	ASSESSMENTS	WATER SYSTEM	WATER CONSUMPTION
1976	12.50		
1977	72.00		
1978	84.00		
1979	84.00		
1980	97.00		
1981	96.00		
1982	108.00		
1983	108.00		
1984	126.00		
1985	126.00		
1986	126.00		
1987	126.00		
1988	150.00		
1989	150.00		
1990	150.00		
1991	250.00	<i>- reserve fund started - no impact fees</i>	
1992	250.00		
1993	250.00		
1994	250.00		
1995*	250.00		
1996	250.00	72.00	
1997	250.00	72.00	
1998	250.00	72.00	
1999	280.00	72.00	.0035
2000	310.00	84.00	.0075
2001	310.00	84.00	.0075
2002	330.00	108.00	.0085
2003	355.00	144.00	.0100
2004	390.00	144.00	.0100

*Water Meter Assessment for \$175.00