



CLEARWOOD COMMUNITY ASSOCIATION

Community Plan Input Forum

SEPTEMBER 11, 2026

6:30 – 7:30 PM

WHILE YOU WAIT

Please use your cellphone to scan the QR code at your table and take the informational quiz. At 6:30, please silence your cellphones. Thank you!

AGENDA

1. WELCOME & INTRODUCTION

6:30 PM

2. AGREEMENTS

6:35 PM

3. HISTORY/2024 COMMUNITY PLAN REVIEW

6:40 PM

4. TABLE DISCUSSIONS

6:55–7:25PM

5. WRAP UP/NEXT STEPS

7:25–7:30PM



Agreements

- Listen to understand, not just to respond.
- Mind your airtime
- Stay focused on future-oriented solutions.
- Respect the diversity of lived experiences.



Why We Exist__

Our Three Core Responsibilities:

-  Protect Property Values
 - Preserve and enhance member investments.
-  Maintain Community Infrastructure
 - Roads, water systems, parks, beaches, trails, gates, buildings, and recreational assets.
-  Ensure Reasonable Community Standards
 - Fair enforcement of governing documents and regulations.

Success Metric

Every major Board decision should support one or more of these three purposes.

Where We've Been...

- Founded on April 3, 1974.
- Up until 2019, CCA had always been self-managed by well intentioned volunteers augmented by employees.

TECHNICAL EXPERTISE GAPS

- Between 2017 and 2019, our Association experienced several cultural instability issues; which resulted in having 25 different Board Members over a 24-month period.
- In mid-2019 an HOA management firm was contracted to conduct an Operational Assessment.
- Historically, Clearwood's reliance on a purely volunteer-led board created structural vulnerabilities. The 2020 Strategic Plan addresses these historical hurdles by integrating professional management with community-led oversight.
- Strategic Plan 2024. As major goals and projects are completed, the Board Revisits and revises the Strategic Plan guided by Reserve Studies conducted by independent experts.
- The Community Plan 2024 (blueprint for the business) gives way to our overall Community Plan (vision for the neighborhood)



2024 Community Plan

Protecting Property Values • Maintaining Infrastructure • Planning for the Future

Key Message:

Clearwood has transitioned from reactive management to proactive planning through professional operations, strategic budgeting, and long-term infrastructure investment.

The Scale of What We Maintain

CONTEXT/HISTORY

Infrastructure & Assets

Water System

16+ miles of water lines

35 hydrants

4 wells

598,000 gallons of storage

Transportation

16 miles of roads

Multiple bridges and culverts

Recreation

3 lakes

6 beaches

18 docks

Pool and spa

14+ miles of trails

Multiple parks and sports facilities

Property

Approximately 1,000 acres

Board Challenge

Maintaining aging infrastructure
while preserving affordability.

Ranked 1-Year Reserve Goals

As ranked by the Board of Directors at the 06.21.2023 Strategic Planning II meeting.

Goal	Final Ranking	Notes
Roads & Water 10-Year Plan	A	Stay the course.
New Admin Office & Septic Design	A	\$50k included in 2023 Reserve Budget for Design. Board approved design scope at 06/24/2023 Board meeting.
New Admin Septic Construction	A	Size new septic system consistent with Baker drawing.
Design & Construction of a Skate Park	A	May be insurance restrictions. City of Yelm paid \$409,300 for an 8,300 square foot park, which is consistent with apex. \$45/ sq ft estimate. Using those two numbers, a tennis court sized park, which is 2,800 sq ft, would be \$100k - \$150k.
Rampart Sports Court Design/ Construction & HiLo Sports Court Assessment	A	
Rebuild Parking at Sunset wood lot	B	With these in hand, we are positioned to make intelligent and informed decisions.
Reconfigure Parking at Pool & consider moving a playground	D	
Playground Improvements – Pool	E-F	Low priority for In-House capital.
Rebuild Parking at Windy	F	
Wayfinding Signage	F	
"Vandalism Proof" Asset replacement	YES!	Stay the course with replacement of assets, as needed, with "vandalism proof" assets for asset including but not limited to: picnic tables, sinks, toilets, urinals, & garbage cans.

Reserve Funded 3-Year Goals:

1. Roads & Water 10-year Plan
 - Stay the course
2. Security
 - Modernization of Gate System
3. New Building
 - Update septic & parking

Reserve Funded 5-Year Goals:

1. Roads & Water 10-year Plan
 - Stay the course
2. Youth Amenities
 - Outdoor Fitness circuit on trails
 - Disc Golf Course
3. New Admin Office & meeting space complete
 - Update septic & parking

Financial Health & Reserve Status

CONTEXT/HISTORY

HOA Financial Model

Operating Fund

Daily operations
Staff
Utilities
Maintenance

Reserve Fund

Roads
Water infrastructure
Buildings
Major repairs and replacements

Current Reserve Position

Reserve Category	Funded Level
General Reserves	17%
Water Reserves	19%

Key Risk:

Industry standards generally identify reserve levels below 30% as carrying elevated risk for future special assessments.

Strategic Priorities

CONTEXT/HISTORY

How Projects Are Prioritized

The Board evaluates:

1. Risk of failure
2. Consequences of failure
3. Mission alignment
4. Available funding

Current High-Priority Initiatives

- ◆ Roads & Water 10-Year Plan
- ◆ Administrative Facility and Septic Improvement
- ◆ Security Gate Modernization
- ◆ Infrastructure Renewal Projects
- ◆ Recreation and Community Amenity Planning



Where Clearwood is Today...

Community Snapshot:

Metric	Current Status
Member Lots	1,355
Full-Time Population	~3,600
Peak Population	~5,433
Employees	9 Full-Time + Seasonal
Assessment Collections	79%
Governance Training	Annual Since 2020

Organizational Progress Since 2020

- ✓ Professional management team
- ✓ Formal budgeting process
- ✓ Annual Board training
- ✓ Improved financial reporting
- ✓ Increased operational stability
- ✓ Lower staff and Board turnover

Where Clearwood is Today...Continued.

OVERVIEW

Capital Improvements Completed Over the last 6 Years

Incomplete list Based on Reserve Studies and Engineer Findings

- ✓ Constructed two (2) new wells to our Class A water system allowing us to provide safe, reliable drinking water.
- ✓ Completed three (3) years of the 10-year roads, water meters, and water feeder-line replacement project based on Engineers prioritized list.
- ✓ Upgraded parks with new benches and a kayak launch.
- ✓ Installed two (2) new water slides during the COVID-19 pandemic.
- ✓ Replaced and installed new docks.
- ✓ Updated roofs on Maintenance Building and several cabanas.
- ✓ Upgrades to Reichel and Sunset Beaches.
- ✓ Purchased and installed new playground equipment (Hi-Lo Park).
- ✓ Renovated the pool area, restrooms and fencing.
- ✓ Replaced unusable tennis court with two (2) new pickleball courts.
- ✓ Beginning the replacement project for the CCA office/community building and front gate area.
- ✓ Design for roads and water of Rampart Dr and associated roads.
- ✓ Installation of chlorination components for entire water system.



Where Are We Headed...

OVERVIEW

Our Vision

Revitalizing Our Foundation

The 2026 plan prioritizes the revitalization of critical infrastructure and the enhancement of amenities to foster a strong, sustainable community culture for all residents.

Infrastructure:

- *The Roads and Water Project – the next phase focuses on the Rampart Drive and associated roadways.*

Recreation:

- *Modernization of community Sports Court to meet current usage and safety Standards. – 2026 Reserve Plan inclusions*

Maintenance:

- *Comprehensive septic system review of Reichel & Sunset Beaches*

Assets

- *Strategic allocation of funds to preserve and extend the life of all shared community assets*

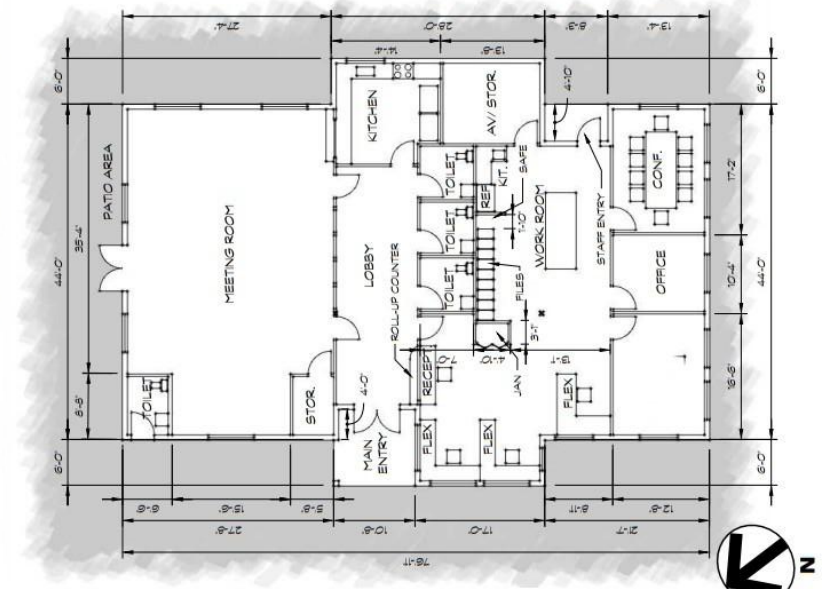


...Where Are We Headed, Continued

Front Gate Area Project (Gates, Mailboxes, Meeting Space, Office, Septic, Parking)

Community was surveyed in 2020 and an open forum held for community input in 2021. Design continued through 2024.

- Replacement of failed septic system.
- Improved Gate System including two entrance gates reducing traffic backing up onto Bald Hill Road.
- Improved parking & traffic flow.
- Replace and relocate Mailboxes.
- Replacement of 54-year-old Office/Community Building. Building footprint ~ 50% office space and 50% committee meeting/community space.
- Upgrade IT systems for hybrid meetings.



Three Strategic Questions

1. Are We Protecting Property Values?

Board Assessment: YES

- Ongoing infrastructure investment
- Professional management
- Consistent governance and compliance efforts

2. Will We Have Adequate Resources?

Board Assessment: YES – for critical priorities.

- Strategic prioritization
- Budget-based planning
- Reserve studies inform decisions

3. Are We Positioned for the Future?

Board Assessment: YES

- Water system improvements
- Road investments
- Long-term strategic planning
- Capital investment roadmap

OVERVIEW



Board Focus

OVERVIEW

What Success Looks Like:

- ✓ Maintain and improve infrastructure
- ✓ Protect property values
- ✓ Reduce risk of future special assessments
- ✓ Increase reserve strength
- ✓ Strengthen community engagement
- ✓ Communicate transparently with members

2027 Capital Projects

- ***Roads and Water Project: Rampart and Associated Roadways Design***
- ***Front Gate Area Project Construction (Gates, Mailboxes, Meeting Space, Office, Septic, Parking)***





Strategic Planning 2026

Table Discussions

Please join your neighbors to discuss the following prompts. Designate a scribe to capture the key themes and priorities identified by your group on your poster paper.

1. What do you like about the community plan?
2. What concerns do you have about the community plan?
3. What questions do you have?

CLEARWOOD

Community Association
Strategic Plan 2026

*For additional information, visit the CCA website at www.clearwood-yelm.com.
Send questions to info@clearwood.org*

Thank You!

Your input will help shape the
CCA Board's Strategic
Planning



Timeline

1. Compilation of your feedback
2. Synopsis emailed to participants
3. Report out to the Community via website and e-Newsletter