

**MINUTES OF THE REGULAR MEETING  
OF THE  
BOARD OF DIRECTORS  
WENATCHEE RECLAMATION DISTRICT  
THURSDAY, JANUARY 15, 2026  
9:00 A.M.  
DISTRICT OFFICE**

Present:	Lynn O. Smith	President
	Beau VanWinkle	Director
	Vince Stimac	Director
	Waylon Marshall	Manager
	Andy Sanders	Assistant Manager
	Mike Abhold	Foreman/Maintenance
	Tanel Ramin	Secretary

Moved by VanWinkle, second by Stimac and carried that the minutes of the regular meeting of December 11, 2025, be approved as submitted.

This being the first meeting of the year 2026, the board proceeded to reorganize.

Moved by Stimac, seconded by VanWinkle, and carried that Lynn O. Smith be elected as president for the 2026 year.

The Monthly Financial Report for the month ending December 31, 2025, was submitted to the Board of Directors and thoroughly reviewed. Ramin noted that investment interest was unavailable before the Board meeting.

Ramin requested Board approval to transfer \$200,000 from the Maintenance Investment Fund to the Maintenance Fund.

By consensus, the Board authorized the transfer of \$200,000 from the Maintenance Investment Fund to the Maintenance Fund.

Ramin will present 2025 total investment interest to Board in February meeting.

Marshall reported that the Mission Burger, LLC lease is up for renewal on February 28, 2026, and that the lease agreement has been reviewed by Attorney Hysom.

Marshall asked the Board whether they wished to increase the rent rate for the Mission Burger, LLC lease.

Discussion followed.

Moved by Stimac, seconded by VanWinkle, and carried to increase the building lease rate for 900 S. Wenatchee Avenue to a total of \$1,500. The rental rate includes collection of leasehold excise tax.

Marshall presented an additional rental agreement amendment allowing the District, upon sixty (60) days' prior written notice to Mission Burger, to adjust the monthly rent to 102% of the rent for the immediately preceding period.

Discussion followed.

Moved by Stimac, seconded by VanWinkle, and carried that the district add the option to the rental agreement to raise rent up to 102%, upon sixty days' prior written notice.

Marshall presented the final lease amendment proposal prepared by Attorney Hysom to record the rental agreement with the Chelan County Auditor.

Discussion followed. No further action was taken.

Marshall provided an update on the replacement of the pipeline beneath the School Street crossing at Easy Street, as previously discussed at the December Board meeting. No action was taken.

Marshall presented a proposed water share segregation for Douglas County Parcel No. 40800003211. The Board reviewed the request and noted that the parent parcel does not currently have sufficient water shares to fully comply with District rules and regulations.

Discussion follows.

By consensus, the Board approved the share segregation with the condition that the parent parcel retain sufficient water shares to meet District requirements. Any remaining shares may be segregated to the additional parcel; however, the new owner must acquire additional water shares through purchase or lease prior to utilizing water.

Abhold reported that the HVAC heat pump serving the District's rental property at 528 Easy Street, Wenatchee, requires repair. He presented four quotes for replacement of the indoor and outdoor units, with one option including replacement of the air intake.

<b>Company</b>	<b>Replace Indoor &amp; Outside Unit</b>	<b>Include Air Intake Replacement</b>
<b>Dick's Heating &amp; Air Conditioning</b>	\$14,350.00 plus tax	
<b>Columbia Cooling &amp; Refrigeration, LLC</b>	\$14,949.41 plus tax	\$15,935.70 plus tax
<b>Alpine Aire Heating &amp; Cooling, Inc</b>	\$13,489.68 plus tax	

Discussion followed.

Moved by Stimac, seconded by VanWinkle, and carried to accept the quote from Dick's Heating & Air Conditioning in the amount of \$14,350.00 plus tax.

Resolution No. 2026-01, Tanel Ramin longevity for one year of service was signed.

Signed Authorized Voucher/Payroll Signature Form.

Revolving Fund Checks Nos. 12861 through 12895 for Accounts Payable in the amount of \$37,989.67 were approved for payment.

Revolving Fund Checks for payroll and payroll benefits for December in the amount of \$117,038.10 were approved for payment.

There being no further business to come before the Board of Directors, meeting adjourned at 9:30 a.m.

  
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PRESIDENT

ATTEST:

  
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SECRETARY

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