

# CVE HOA Minutes

## 5/9/2017

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Attending board members were: Carol Cotten, Dan Hodge, Leslie Moore, Tom Robinson and Carolyn Cockrum.

Attending guests: Kathie Morrison, Paula Alkema

- The meeting was called to order by Carol Cotten, President, at 4:30pm at the home of Dan Hodge.
- The 5/9/17 agenda was reviewed. The agenda was approved with the addition of "Landscape Report", as well as moving the "Board Committee and Special Project Report Out" (section to item#3) to follow the Board meeting minutes approval.
- The 4/11/17 minutes were reviewed. Call to approve by Dan, 2<sup>nd</sup> by Carol. Approved.

### Pool Committee: (Kathie Morrison)

Kathie presented her review of the pools.

- Both pools have been power and acid washed. Sealing will be done prior to closure in the fall.
- The floor of the lower pool needs additional special cleaning.
- The lower pool heat pumps cannot be refurbished.
- Veronica's Cleaning Service are cleaning the upper and lower bathrooms. Cleaning supplies are in good order.
- The pool furniture has been cleaned and arranged at both pools.
- The new table ordered and received for the lower pool does not exactly match the color of the other furniture. For the time being, it will remain at the lower pool. An additional table is needed at the upper pool.
- Painting of both upper and lower pool bathrooms will be completed once repairs are complete.
- Phones in both pools will be put in place.
- Next year, there needs to be an auto drain installed in the upper pool in order to empty the shower pipes of water prior to the winter shut down.

### Landscape Committee: (Paula Alkema)

Paula thanked Carol Cotten for her help during the winter. She reported the following:

- Snow removal in the common areas was done by Art's Edges to Hedges twelve (12) times at a rate of \$100.00 per time.
- There were price increases made for the 2017-2018 season.
- Nancy Hatzenberger (119 Apple Avenue, Lot #18) will be joining the Landscape Committee.

### Treasurer's Report: (Dan Hodge)

Dan reviewed the financial report as of April 28, 2017 (copy available in the 5/9/17 minutes file). Leslie made a motion to accept and Carol 2<sup>nd</sup> it. The report was approved. The specifics are included in the 5/9/17 minutes file.

Dan reviewed his list of past due HOA dues. There was discussion of what the next step would be, such as:

(a) Under construction: stop order? b) Marina slips/buoys use revoked? c) Voting power denied?\*

\*Carol Cotten will check the CC&R's to determine if voting power during the Annual Meeting are to be denied those whose dues are unpaid..

## **New Marina Report: (Dan Hodge)**

- Representative Reichert's office has been contacted, and the information from his representative said the Corp of Engineer permit may be issued by the end of June. (no guarantee)
- Following the annual meeting on June 3, 2017, there will be a meeting for all New Marina investors.

## **Architecture Committee Report: (Carolyn Cockrum)**

- Lot #1: Walker: Plans are approved. Construction will require digging down to native soil in order to set the footings
- Lot "C": Mickels: New. Need drainage plan
- Lot#10: Vadim: Moved in; pool and hot tub in and landscaping nearly complete. (\*No landscape plan has been received.)
- Lot #33: Colvin: Concrete forms and concrete pad done.
- Lot #38: Mazzaferro: Siding and trim painted. Decks are on. Letter sent to owner and Clementson Construction.
- Lot #44: Treglown: Driveway and wall. Plans approved.
- Lot #48: Kavanaugh: Siding and pool approved.
- Lot #49: Uberuaga: Site visit. Still owing \$3000 bond.
- Lot #61: Riel: No drainage plan received. New.
- Lot#65: Christenson: Painted, landscaped. Occupancy permit received.
- Lot #74: Clementson Construction: Siding painted. Waiting for concrete driveway.
- Lot #86: Clementson Construction: Painted and ready for driveway.

## **Annual Meeting Setup: (Carol Cotten)**

Carol presented the June 3, 2017, Annual HOA Meeting Agenda. (copy in 5/9/17 minutes file)

- Welcome; Board Goals and accomplishments done by Carol Cotten
- The Quorum will be determined and explained by Tom Robinson
- 2016 annual meeting minutes will be displayed on the screen and Leslie Moore will give a synopsis.
- Committee report
- Due to Dan Hodges absence at the annual meeting, Tom Robinson will present the Treasurer report.
- Elections will once again be handled by non-Board members:
- Lisa Robinson and Lynn Cockrum
- Old Marina to be reported by Duane Bolinger
- New Marina to be reported by Darrell Cotten
- Bill Terhaar advised the Board of there being no plans for future development at this time. Not on the agenda.
- Member Comments and Questions
- Election results will be announced
- Adjournment
- New Marina Investor meeting begins

## **Adjournment:**

The meeting was adjourned by Carol Cotten at 6:30pm.

## **Next Meeting:**

Annual Meeting: June 3, 2017 Campbell's Resort ParkRoom 10:30am – 12:30pm

Next Board Meeting: July 11, 2017

Respectfully Submitted,  
Leslie Moore, Secretary