

CVE HOA 2017 ANNUAL MEETING MINUTES June 3, 2017

The 2017 Annual meeting of the Crystal View Estates Homeowner Association was called to order by Carol Cotten at Campbell's Resort Park Room, at 10:30am, Saturday, June 3, 2017.

President's Report: (Carol Cotten)

- The Agenda was approved.
Carol Cotten, President, welcomed the membership. Carol introduced the Board and thanked Leslie Moore for her many years of service as Board Secretary.

Carol spoke of the accomplishments by the Board this year, including the completion of a revised Architectural Design Committee Guideline (see web site). She stated that the Board of Directors acts on behalf of the membership to uphold the CC&R's, thus helping maintain such things as view corridors, lot maintenance and public areas. Together, the Board and the Membership work together as a family to preserve the quality of Crystal View Estates.

In order to maintain this, communication is essential. Crystal View Estates has a Web Site and a Board email address. It is important that, not only we as a Board communicate with the membership, but the membership has access to communicate with the Board. (At this time, Communication cards containing the web site address and the Board email address were distributed to the membership.)

QUORUM: (Tom Robinson)

The Quorum was met by representation of 48 lots (20 Proxy's and 28 lots present).

Secretary: (Leslie Moore)

The 2016 Annual Meeting minutes were read and were approved.

Treasurers Report: (Tom Robinson)

Dan Hodge, Treasurer, was absent and Tom Robinson was asked to give the Treasurer report. Tom reported that 2016 ended with an operating surplus of \$3,751. Expenses for the maintenance of the pools exceeded the budget by \$5,438, which was associated with the replacement of two heat pumps.

The 2017 Budget has been revised to associate all expenses with specific committees. The 2017 Budget shows expenses exceeding income by \$5,912. This is the result of one-time expenses for new locks and access cards for the pools and marina (\$7730) and repair and painting of the pool bathrooms (\$5000).

On April 12, 2017, the Reserve Fund (Savings) was reimbursed \$53,133.65 for New Marina expenses incurred since September 2015.

The Board approved purchase of a \$50,000 5-year CD from the Reserve (Savings) which occurred in May after the 4/28/17 statement of account balances. The Board requested approval of the Treasurer's Report and the 2017 Budget. ***The Treasurer's Report and the 2017 Budget were approved by a majority of the membership.***

BOARD MEMBER ELECTIONS: (Carol Cotten)

Carol Cotten called for the 2017 elections. She asked if there were any nominations from the floor. None were submitted, thus, the candidates are: Dan Hodge, Treasurer, Carol Cotten, President, and Carolyn Anderson.

The following candidates were elected:

Dan Hodge, Treasurer (Exp. 6/30/19), Carol Cotten (Exp. 6/30/19) and Carolyn Anderson (Exp. 6/30/18)

POOL COMMITTEE: (Kathie Morrison, Chair)

Kathie introduced her committee members: Vicki Peebles and Debra Feist. The goal of the committee is to maintain and enhance the pools and decks. Currently both pools are open and the water is heated. Both pools are open from May to mid October. Kathie asked that no one tamper with the pool thermostats. There was a problem where someone had turned up the pool temperature to 100 degrees.

This year the committee has accomplished the following:

- Added a table with umbrella to the lower pool.
- Sealed the lower pool deck
- Repaired leaks at both bathrooms
- Painted inside and out of bathrooms at both pools
- Implemented a security gate card system
 - Replaces gate code system
 - Cards used to open gates much like a hotel key
 - No entry allowed to pools or marina without key card
 - Members with key cards are asked to refuse entry of those with no card in hand
 - Lost or damaged cards have a replacement fee of \$50 per card
 - Members are asked to read the pool rules posted on the web site
- Created a system for large group gatherings (Vicki Peebles)
 - For parties of 11 or more guests (see website for application)
 - Partial refundable damage deposit of \$100. Refunded \$75 upon completion of party if the area is sufficiently clean. The \$25 covers the bathroom supplies and extra work done by the cleaning service.
- For questions and/or problems, contact one of the committee members or the Board.
- There will be a social at the upper pool following the meeting. (Deb Feist)

Landscape Committee: (Paula Alkema)

The Landscape committee consists of three (3) members: Paula/Chair, Nancy Hatzenbihler and Janet Bolinger. Paula reminded the membership that the Landscape Committee is responsible for the upkeep of the public areas only. Members are responsible for their own lots.

The upper pool trees were reshaped this year. A tree needs to be replaced at the west entrance of the upper pool. Art's Edges to Hedges is responsible for the weeding, mowing and general maintenance. Cascade Weed and Pest Management sprays the common areas for noxious weeds. (Individual members are responsible for their own noxious weed management).

Work on the common areas continues throughout the year. In the winter, snow removal is necessary in the parking lots adjacent to the mail boxes at the upper and lower pools. In 2015, the lots were cleared four (4) times; in 2016, eight (8) times and in 2017, twelve (12) times.

(Landscape Committee Report continued)

Paula noted that the entrance sign to Crystal View Estates needs to be brought up to date. She asked if anyone has ideas on new signage to let the Board know. The committee will be working on this issue and could use the input.

Architectural Design Committee: (Carolyn Cockrum, Chair)

Carolyn introduced her committee members:

Paula Alkema, Carol Cotten, Brent Morrison and Marc Wright

The committee works together to review building plans in order to maintain compliance with the guidelines for building in CVE. They have been very busy; the neighborhood is growing. Members are asked to be patient. With the new Rules and Procedures and Design Guidelines, (which are in synch with the CC&R's) the committee has been able to track all steps and maintain control over the process much more effectively. (Guidelines are available on the web site)

Landscape plans are also reviewed by the committee in order to ensure view corridors are maintained (roof height requirements and long term tree height problems). Carolyn noted that **a drainage plan is required. It must be certified and stamped before any plan can be approved.** The owner and licensed general contractor must schedule a pre-construction meeting with a member of the Design Committee to review the staked-out building corners of the project and the **elevation stake established on site by a licensed surveyor.**

There has been progress:

17 submitted plans/approximately 15 approved

14 projects in the works

12 have broken ground

3 have finalized

3 have moved in

Infractions: (Tom Robinson)

Parking: The no-parking signs in CVE are there by order of the City of Chelan. If you notice a car parked too long, you should contact the Police department. The Board has no power beyond CVE property. The streets in CVE are City streets.

Signage: According to our CC&R's, only one (1) *for sale* sign is allowed. All signs advertising Construction and/or Landscaping must be removed upon completion of said project.

Garbage Cans: Garbage cans placed at the curb for pickup must not exceed 24 hours. If you are not full-time residents, please place your can near your house and make arrangements for someone to move it to the curb in time for pickup.

Neighbor to Neighbor issues: If you have an issue with a neighbor's tree(s) blocking your view, or any other issue with a neighbor, we ask that you first bring the problem to the neighbor and try to work out a solution to the problem. If, after doing so, you have no resolution, you may contact the Board for assistance. Be sure to supply a picture of the offending tree or backup of another type of problem.

Web Site: (Tom Robinson) www.crystalviewestates.org

Tom encouraged the membership to use the Crystal View Estates Web Site for information. If you need to contact the Board, please use the Board email: ***CVEHOABoard@gmail.com***

Existing Marina: (Duane Bolinger)

Massive storms in the 2015/2016 winter, caused a great deal of damage to the existing marina. The price of each slip was raised for a one (1) year period to accommodate the cost of needed repairs. In 2017, price per slip was back down to normal.

This year, the water levels rose much faster than anticipated, making it difficult to do repairs on the dock. Float replacements need to be done in a different way to accommodate the water level. Once that is complete, the old tires will be hauled away. A damaged piling ring was repaired. There are four (4) slips available for this 2017 season. Members interested must submit their slip or buoy request in writing to Duane Bolinger at apple168@earthlink.net in lieu of the Board, as he is in charge of slips and buoys at the existing marina.

New Marina: (Darrell Cotten)

The new marina will have 60 slips with the appropriate down payment by the lessees. With this number, there is \$1,000,000 in the bank to help pay some of the New Marina costs so far.

Right now, the committee is awaiting the issuance of a permit by the Corp of Engineers in order to proceed with further permits. The Corp of Engineers has tentatively promised the permit by the end of June.

The Contractor, Trans Pac, states that if all permits are received by October 2017, then construction can begin and the marina will reach completion June of 2018.

Questions/Comments:

- Can the general membership come to a Board Meeting?
 - Yes! All are welcome. The meetings take place the 2nd Tuesday of each month (except perhaps for December)
 - If someone wishes to speak to the Board at a meeting, please contact the Board via email so they can arrange a time during the meeting.
- Ralph Pistoresi (lot #32) brought up an issue with lots #35 and #36 on Crystal Crest Drive. Weeds and debris are being blown onto their property.

The meeting was adjourned at 12:30pm

Respectfully Submitted,

Leslie Moore
Crystal View Estates Secretary 2017

ATTENDEE LIST / 6/3/17 CVEHOA ANNUAL MEETING

Lot #1 Jim & Karen Walker
Lot #2 Mark Spangrud
Lot #5 Lori & Dennis Ressler
Lot #13 John & Karen Pembroke
Lot #15 Kathie Morrison
Lot #20 Todd Anderson
Lot #23 Denise & Peter Sontra
Lot #25 Darrell & Paula Alkema
Lot #26 Valerie & Randy Anderson
Lot #28 Harold & Vicki Peebles
Lot #31 Duane & Janet Bolinger
Lot #32 Ralph & Frances Pistorosi
Lot #33 Steven Colvin
Lot #48 Mike & Denise Kavanaugh
Lot #53 Linda Wilson
Lot #56 George & Jean Nickle
Lot #58 Lori Everett
Lot #59 Lynn & Carolyn Cockrum
Lot #61 Patti & David Riel
Lot #64 Tom & Lisa Robinson
Lot #67 Norm Coleman
Lot #73 Jeep & Katie Carpenter
Lot #78 Leslie Moore
Lot #79 Rich & Pat Ogle
Lot #80 Deb & Greg Feist
Lot #81 James & Gordon Hausfeld
Lot #89 Mark & Maggie Roberts
Lot #103 Frank & Tove Flem