

CVE HOA Minutes

7/11/2017

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

Attending guests: Kathie Morrison

- The meeting was called to order by Carol Cotten, President, at 4:36 pm at the home of Carol Cotten.
- The 7/11/17 agenda was reviewed. *BOARD APPROVED agenda with the addition of "Web site update" to be presented by Tom Robinson after the Landscape Committee report.*

Election of Officers:

- Carol Cotten was voted in as the 2017-18 Board President
- Dan Hodge was voted in as the 2017-18 Board Treasurer
- Tom Robinson was voted in as the 2017-18 Board Secretary. Dan will begin the process of changing the signature cards at the bank from Leslie Moore to Tom.

Minutes from 5/9/17 meeting were reviewed. *BOARD APPROVED minutes.* Tom will post 5/9 minutes to Board page and will also include the 2017 HOA Annual Meeting minutes on main page of web site. *Note: Annual meeting minutes are not official until approved by the homeowners at the 2018 annual meeting.

Member Input:

There were no members present to speak.

President's Report: (Carol Cotten)

- Lot maintenance
 - Carol presented a draft letter to homeowners about clearing lots. *BOARD APPROVED sending letters out to homeowners identified as needing maintenance on lots.* Letters will be emailed unless owners do not have email. Those will receive hard copies. Dan will send as blind CC, copying board members
- Marina boat registration infractions
 - The Board revisited the policy that all marine vessels using the marina must follow Washington marine code and display Washington state registration. Failure to do so may result in loss of marina rights and deactivation of pool cards. As of last report, there are a few boats that still are in violation of this rule. Duane Bolinger has contacted the parties.
- Dirt pile – Lot 29
 - Carol sent email to lot owners. Did not receive a response. Board affirmed that lot owners are responsible for maintenance of their lots and that the dirt pile is not an acceptable form of maintenance. Board will confirm with attorney that the Board may assess fines for ongoing violations of CC&Rs. Carol will call owners to follow up.
- Playground equipment request

- At the annual meeting, one proxy voter expressed interest in adding playground equipment to the common area of CVE. No specifics were given for location or type. *The Board determined that such an installation would not be cost-effective at this time.*
- Bioswale
 - In response to Bill Terhaar’s email to Carol Cotten regarding the bioswale at the end of Waterview St., Carol and Tom did a site visit and found greenery growing at the location, along with a control box and evidence of previous irrigation installations. A letter from the City of Chelan (June 22) referenced the bioswale, but in a conversation about the backflow preventer at the marina. We have not heard from the engineer who designed the bioswale to learn what its intent/purpose is. It was built by Goodfellow and deeded to CVE many years ago. *The Board decided to put a ‘watch’ on this item for now.*

Board Committee Reports

Pool Committee: (Kathie Morrison)

Kathie presented her review of the pools.

- Committee still recommends folks call Ruth at Evergreen Accounting if they wish to receive their pool cards. Dan Hodge holds them and will provide cards upon request. Fewer than 10 lots have yet to pick them up.
- Pool rules – update. No food or drink in the water. Previously it wasn’t clear whether food was allowed on the deck or at the tables. Tom will update the web site with this clarification.
- Garbage from homes is not to be placed in pool garbage cans.
- Bills:
 - No bill yet from Shaw Plumbing – showers at both pools
 - No June bill from Jack Rutter
 - We had new filters installed and are expecting a bill for that
 - Bill coming from Brent Morrison for repair of the broken gate at the marina
- Upper pool sealing will take place in October at the end of the 2017 season as previously agreed.

Treasurer’s Report: (Dan Hodge)

- Dan noted that there are bills still outstanding for pool work.
- The original budget did not include tax for bark which was \$246.
- Lot 49 still has not paid annual dues. *BOARD APPROVED sending a new bill with finance and late charges included. BOARD APPROVED sending the invoice via registered mail to ensure delivery.*
- Dan reviewed the financial report as of June 28, 2017 . *BOARD APPROVED the report.* The specifics are included in the 7/11/17 minutes file.

Old Marina Report: (Dan Hodge)

- Dock Company has not responded to Duane B’s requests for service.
 - Board sticking out into slip 39 is now sticking out into the lake. Needs to be fixed, but no longer preventing use of the slip
 - A piling has broken off and will need to be removed
 - Dock Company has not inspected/services fire extinguishers.
 - Evan Wood – Chelan Fire/Rescue performed a spot inspection and identified some areas for review:
 - Backflow preventer
 - Fire department needs access (cards) to the marina

- Brent Morrison will meet with Lt. Wood to determine the status of the current marina to determine what absolutely must be done in order to keep it functional for this season and until it is removed.
- Our insurance company has scheduled an inspection for July 20
- Dan proposed the following actions:
 - Get fire extinguishers services immediately
 - Ask Dock Company to give us a bill for services rendered
 - Remove tire floats and take them to dump.
 - *BOARD APPROVED this proposal*
- Dan proposed the formation of a NEW committee: “Facilities Committee”
 - Covers parking lots, tennis court, swim dock, bath houses, viewing platform, etc. Any facilities not currently covered by an existing committee
 - Our facilities are beginning to age and we need a team to watch over them and identify areas of repair needed
 - Brent Morrison has volunteered to chair this committee
 - *BOARD APPROVED the establishment of the committee*
 - *BOARD APPROVED Brent Morrison as chair*

New Marina Report: (Dan Hodge)

- New Marina committee met July 6
- Still waiting for Army Corps of Engineers permit – all timing is based on this report and approval
- Committee working with Dave Reichert’s office and has been informed that the permit is in the final writing/review process
- Still optimistic that the marina can be in place by June 2018
- Ideal design for marina includes 36 30’ slips and 24 25’ slips. Right now, there are 31 who have requested 30’ slips and 29 who have requested 25’ slips. Committee is working with owners to consider changing from 25’ to 30’ slips for a better design.
- Committee will meet once a month, the first Thursday of the month so that Dan can report to the Board the following week.

Architecture Committee Report: (Carolyn Cockrum)

- Lot 1- resubmitting plans
- Lot C – waiting for City approval
- Lot 4 – new paint
- Lot 30 – plans submitted, need drainage plan
- Lot 44 – getting roof and trusses
- Lot 48 – landscape plan submitted and approved
- Lot 61 – excavation and forms
- Lots 74/86 – painted, driveways in
- Lot 65 – still waiting for landscaping to be finished (fall)

Landscape Committee: (Carol Cotten for Paula Alkema)

- Weeds have become a problem in three locations:
 - Adjacent to lower parking lot for marina
 - Median on Crystal Drive
 - Around tennis court and upper pool
- Paula is requesting extra funds (as needed) to cover this cost

- *BOARD APPROVED supporting maintenance of key common areas for now, and revisiting landscape budget later in the year*

Web site: (Tom Robinson)

- Tom will be transferring responsibility for the CVE web site to Carolyn Anderson. She will explore the cost of redesign to make the site more dynamic, provide more storage space, and to make it more easily updated.
- We have reached the limit of our file capacity. Tom is deleting old files to make room to post new ones.
- Original web site was thin and not intended to be used as the tool we currently use it for. Thus we need a better foundation and model to host our site.
- CVE currently pays \$26.80 per month for hosting. Carolyn will explore other options.
- *BOARD APPROVED \$250 for development of new site and possible new host.*

Compliance: (Tom Robinson)

- For Sale sign on Crystal Drive has reappeared. Board will alert the owner of the sign to have it removed

Adjournment:

The meeting was adjourned by Carol Cotten at 6:22pm.

Next Meeting:

Next Board Meeting: August 8, 2017

Respectfully Submitted,
Tom Robinson, Secretary