

CVE HOA Minutes

9/12/2017

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

Attending guests: Kathie Morrison

- The meeting was called to order by Dan Hodge, Treasurer, at 4:34pm at the home of Dan Hodge.
- The 9/12/17 agenda was reviewed. The following changes were proposed:
 - Under Pool Committee, discuss drain and cleaning proposal
 - Firewise from Carol Cotten to be reviewed under Special Topics**BOARD APPROVED** revised agenda
- The 8/7/17 minutes were reviewed. Changes made were:
 - Under Web Site, duplicate sentence was removed
 - Under Architecture Committee, 's' was removed from Lots 74**BOARD APPROVED** minutes

No President's Report

No Homeowners were in attendance

Pool Committee: (Kathie Morrison)

Kathie presented her review of the pools.

- Jack Rutter (clean) and Shawn Heneghan (maintenance) are available to close pools at any time. Veronica is happy to do final cleaning, pending weather. Proposal for pool closure is for the first or second week in October
- After closing, Brent M and Dan H will seal upper pool deck as originally planned. Kathie has purchased sealant and submitted invoices for reimbursement. Also used heat pump rebate to purchase cleaning and party supplies to be stored in the storage room.
- Discussion about the best dates for sealing pool deck. Proposal made to close the deck in portions while the pool is still open to ensure favorable weather conditions. New plan will be to seal the deck in portions during the day the week of September 25.
- Kathie was asked about getting new nets for both pools. Bugs are an ongoing challenge and both nets are broken. She will look into it
- Large tree at lower pool is dropping leaves in and around the pool. Kathie has asked Landscape Committee about removal. Waiting to hear back.
- Lower pool was not drained (on recommendation from Heneghan's) last year due to time and money limitations. Could be done in the spring, however. Pool will need to be fully scraped and cleaned before refilling. Could be additional labor depending on what they find. We have a bid for the minimum parts and labor. Kathie will look into a new estimate for possibly sealing pool bottom while the water is drained.
- Message from Deb Feist – question whether pool access is still available by code, now that we are using cards. Only the cards will allow access to pools. There was some concern about how to handle emergencies if someone in the pool were in distress. Kathie will ensure that law enforcement and emergency services will have access for just this possibility.
- Question about removing redundant sign at lower pool and replacing with sign reminding users that no groups over 10 are allowed without prior approval, and to see web site for forms. Kathie will order.

- Suggestion to have a party to put away pool equipment. Dan offered to work with Brent to put equipment away, and to schedule a community party to celebrate the end of summer. Likely to be September 23/24 – Deb Feist to organize

Landscape Committee: (Paula Alkema)

No Report

Facilities Committee: (Brent Morrison)

Brent supplied budget requests for 2018 including:

- Sealing cracks in parking lots
- Replacing rotting posts in lower pool and marina parking

Question: should marina parking lot be striped with blocks? This may be a part of the new marina plan.

Treasurer's Report: (Dan Hodge)

Dan reported that all current balances are solid and reserve account is healthy. We may be in a position to transfer excess funds into reserve account for 2018.

2017 budget looks good through August (63% of budget spent). September should include key bills and give a better sense of where we stand heading into the end of the year.

BOARD APPROVED current budget and account balances

New Marina Report: (Dan Hodge)

- Committee had a productive meeting with TransPac. Committee continues to believe that TransPac is the right choice for our new marina and plans are moving forward.
- The marina is currently fully committed, with 33 commitments for 30' slips (36 is ideal) and 27 commitments for 25' slips (24 is ideal).
- Still waiting on Army Corps of Engineers permit. Time is short, but TransPac still believes that as long as a contract is signed in October, they can still meet a June 2018 goal. No further permitting can take place until the ACE permit is issued.
- Fire suppression plan looks good, and was confirmed by Chief Lemon. His requirements are feasible in the current design.

Architecture Committee Report: (Carolyn Cockrum)

These are busy times, with a lot of construction taking place:

- Lot #1: Plans approved
- Lot "C": Plans approved – site visit scheduled
- Lot 30: Plans approved, site visit complete – need color chips and landscape plan
- Lot #33: Roofing going on. Landscape plans expected September 15
- Lot #38: Landscape plans not approved. **BOARD APPROVED** stop work notice.
- Lot #44: Roofing started
- Lot #48: Landscape complete
- Lot #49: Delayed until spring
- Lot #61: Foundation complete, framing in process
- Lot #65: Landscape done for now. Plants to be put in after winter
- Lot #74: Landscape complete

- Lot #86: Landscape put in without a landscape plan on file. Board had previously approved a fine on construction bond.

Carolyn A. suggested defining a formal fine structure for violations incurred during building process.

Web site: (Carolyn Anderson)

New web site is up, but is not yet mobile-friendly. Carolyn will be updating shortly and is asking for suggestions, input, fixes, etc.

Carolyn asked about converting existing documents to individual searchable pages. Unfortunately, the source documents are long gone. Considering possibility of merging FAQ and Documents page so questions could link directly to answers found in CC&Rs.

Compliance: (Tom Robinson)

Issues with an RV that was parked for an extended time and a boat that was parked in a driveway against CC&Rs. Suggestion to detail acceptable length of time to store/transition RVs and boats in driveways for 2018.

Parking during construction continues to be a problem, especially on Crystal Drive. Carolyn C will contact homeowners to remind them

Renter issue – Question brought up over weeks being auctioned off. Does this fall unto the category of short-term rentals? City is working with us to help define a city-wide ordinance/policy.

Special Topics

2018 budget – please submit all budget requests to Dan by October 1

Firewise letter – Carol drafted a follow up letter to homeowners reminding them to clear their lots according to Firewise guidelines. **BOARD APPROVED** sending this out via email. We may have to ask the city compliance officer to do a site visit to identify lots that are out of compliance.

Next Meeting:

Next Board Meeting: **4:30-6:00 pm October 17, 2017** (note date change!) at Carolyn Cockrum's house.

Adjournment:

The meeting was adjourned by Dan Hodge at 6:26 pm.

Respectfully Submitted,
Tom Robinson, Secretary