

CVE HOA Minutes

10/17/2017

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

Attending guests: Kathie Morrison, Darrell Cotten

- The meeting was called to order by Carol Cotten, President, at 4:39pm at the home of Carolyn Cockrum.
- The 10/17/17 agenda was reviewed. The agenda was approved with the change of Darrell Cotten presenting the Marina Report **BOARD approved.**
- The 9/12/17 minutes were reviewed. **BOARD approved**

Homeowner Input - none

Pool Committee: (Kathie Morrison)

Kathie presented her review of the pools.

- Pool is currently under budget for 2017, pending closing of pool and payment of a few outstanding bills.
- Work finished for winter closing:
 - Both decks sealed
 - Both pools closed (Shawn)
 - Bathrooms cleaned and locked (Veronica)
 - Card locks deactivated. However, access to the marina will remain open.
 - Heaters turned on in bathrooms for winter
 - Pipes drained to bathrooms/showers
 - Question about tennis court water fountain. Water is turned off, but pipes are not flushed. No one can recall ever doing this, but landscaper said this is city water, not irrigation water, so they cannot do it.
 - Furniture stacked, phones put away for winter.
- Summer 2018 proposals:
 - Shawn comes once a month to swap out and clean filters. Our pools (especially the upper pool) get particularly dirty all summer long. Having a backup filter for upper pool will allow Shawn to clean one while installing the second clean one.
 - Recommendation that Jack R be the only one to clean pool, for better communication and consistency. **BOARD concurred.**
- 2018 budget requests
 - Gate signs with extra wording for large groups. Print shop is preparing estimates for using decals on existing signs rather than making new signs. Also looking at having them install vs. one of us install.
 - Lower pool patio table, umbrella, four chairs
 - Lower pool heat pump to have on hand as a backup (\$2300)
 - Lower pool shelter (\$10,000)

New Marina Report: (Darrell Cotten)

- Corps of Engineers permit is complete!
- Additional permits needed:
 - FERC
 - City of Chelan

- Need to provide parking for half the slips
- Will meet soon face to face with city to work out final details of permit
- Construction contract
 - Given agreement with TransPac by mid-October, they believe they can complete by summer 2018
 - TransPac will serve as general contractor as Marina committee lacks the necessary expertise
 - Contract proposal from TransPac
 - Missing GC notation and statement of work
 - One more meeting to agree on contract for final approval and signature
 - Will need a special meeting of the board to approve final contract prior to signing
- 5 boat lifts currently in marina. They will need to be moved out of the way during construction.
 - Should contractor be responsible?
 - Where will we put them? Swim area/on swim dock offered as options.
 - Concern over damage to swim dock.
 - Concern over damage to boat lifts – weather, human access
 - Board will have to approve use of swim area/swim dock during construction period (April-June)
 - Might have to designate swim area/gate as active construction and not allow access during construction
- Materials for new marina will be delivered to staging areas, preassembly done off-site, and barged to location for installation. Much of it will be pre-built and will just wait for water to come up in order to float the barge. The sooner water comes up, the sooner the marina gets built
- Board will discuss options for storing boat lifts at their special meeting on the contract. Date TBD.

Landscape Committee: (Carol Cotten)

- There are just too many weeds in the rocks at the upper pool to keep that area weed-free.
 - Dirk will apply a pre-emergent spraying this fall to prevent weed growth over the winter.
- Art and Maria will keep their prices the same
- Requested a bid from Chelan Tree Removal for removal of tree at lower pool
 - Tricky due to location and what's around it
- Considering more aggressive pruning/cleaning of 'popsicle trees' at lower pool to reduce debris in pool

Facilities Committee: no report

Treasurer's Report: (Dan Hodge)

- Accounts look good, reserves look good
- Income doesn't quite match budget due to some slips and buoys not being filled this summer
- Many September expenses haven't hit the books yet, so next month's report should be more accurate and up to date.
- D&O Insurance policy renewed
- September 6 – federal tax return filed. We don't owe taxes, but form must still be filed.

- Decision made to cancel phone service at pools for winter, then reconnect in spring. Savings of about \$500 per year.
 - Phone numbers will change, but as these are only there for emergencies, that's not a problem for us.
- **BOARD approved** Treasurer's Report

Architecture Committee Report: (Carolyn Cockrum)

- Lot "C": Site visit complete. Working on foundation.
- Lot#6: House plans emailed, committee received 10/16, currently under review
- Lot #30: Excavation in process, forms in place for foundation. Need landscape plan
- Lot #33: Paint and landscape approved 10/12, roof finished, siding going on
- Lot #38: New landscape plan submitted and approved 10/10
- Lot #44: Roof finished, siding started
- Lot #61: Framing ongoing, need final elevation, paint and landscape plan. Concern over blowing dust during wind storms.
- Lot #74: Landscape plan submitted, bond refund in process **BOARD approved**
- Lot #86: Landscape plan submitted, bond refund in process **BOARD approved**

Web site: (Carolyn Anderson)

- No report
- Budget request for 2018: \$500 for hosting

Compliance: (Tom Robinson)

- No report

Special Topics:

- 2018 Preliminary Budget (Dan Hodge)
 - Current budget proposal about \$40,000 short
 - Board will consider increasing annual dues (no increase in 20+ years but maintenance of aging amenities is becoming costly)
 - Need to decide what to keep and what to cut by November board meeting
 - Dan will separate annual operating costs from new/requested projects and send to Board for review
- Charity Auction (Carol Cotten)
 - Addressed at September meeting
 - What is the line between short-term rentals and short-term visits/guests?
 - Carolyn A will edit and draft a new letter, then submit for review
 - Might be time for a regular newsletter or e-blast to update homeowners on general policies, and policy changes
- Firewise plan
 - Carol and Carolyn C will meet with fire chief about the plan
- Noxious weeds
 - To be discussed later
- Transitional storage (RV, Boat, Trailer, etc.)
 - Need to get some policies in writing, on web site, and posted for general release
 - Need someone to draft a proposal on policy for RVs and boat/trailer storage
 - Tom and Carolyn A will work on copy for review by the board.

- Newsletter
 - Board will continue to explore ways to better communicate with homeowners regarding critical policies and updates.

Adjournment:

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

Next Meeting:

Next Board Meeting: November 14, 2017 at 4:30 pm at Tom Robinson's home

Respectfully Submitted,
Tom Robinson, Secretary