

CVE HOA Minutes

11/14/2017

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

Attending guests: None

- The meeting was called to order by Carol Cotten, President, at 4:36pm at the home of Tom Robinson.
- The 11/14/17 agenda was reviewed. **BOARD approved.**
- The 10/17/17 minutes were reviewed. **BOARD approved**
- The minutes of the 11/4/17 Special Board meeting regarding the new marina project were review. **BOARD approved**

Homeowner Input - none

Pool Committee: (Kathie Morrison)

Kathie was not present but reported that she is still waiting for invoices from Jack R.

Landscape Committee: (Paula Alkema)

Paul was not present but reported that there is one outstanding invoice from Sept/Oct still to be paid in November

Facilities Committee: no report

Treasurer's Report: (Dan Hodge)

- Budget looks to be in line with projections for the year.
- There is an anomaly in the checking account due to timing of payments and checks written.
- Operating account is at \$101,813.16, with reserves at \$97, 516.71
- Dan submitted the Account Balances and Profit/Loss vs. Budget statement as of 10/29/17.
- All association dues have been paid. Some slips and buoys were not rented this year, so income is down slightly due to that. In 2018, there will be no income from the marina as the new marina will be constructed and revenue is held in a different account. YTD income is \$98,646.80 (100.4% of budget)
- Dan proposed the possibility of transferring up to \$25,000 into reserves at the end of 2017, pending payment of final invoices for the year.
- Some discussion about how insurance will be handled with new marina. Currently insurance covers all of the existing marina. But with the new marina, now the observation deck and swim dock will remain with the homeowners' association and will need to be separated from coverage required for the new marina. Dan continues to work with our insurance company to determine the best way to cover both areas.
- Treasurer's Report submitted for approval. **BOARD approved**

New Marina Report: (Dan Hodge)

- Committee signed a formal agreement with TransPac per the special board meeting on November 4.
- Next is a meeting with the City of Chelan to go over the permit application. Dan will set up the meeting. Waiting for the packet of materials needed for the meeting. TransPac will be in attendance to discuss SSPD requirements. Darrell is working on electrical and mechanical details.

- Dan will send out an email let to all new marina participants announcing the next bill, due January 31 (25%) to be followed by the final 25% which will be due on April 30. Should there be additional costs, a final special invoice will go out upon completion of the project.

Architecture Committee Report: (Carolyn Cockrum)

- Lot#6: Not yet approved, but under review. Waiting for drainage plan
- Lot #39: New landscaping installed but no plan on file. Committee has asked for plans.
- Lot #44: Slight issue regarding meter box facing street and requiring a screen. Committee has asked owner to have the box screened.
- Lot #48: Requested construction bond refund. **BOARD approved**
- Lot #61: Trusses being completed. Final elevations requested and in process.
- Lot #71: Initial plans have been received via email.

Carolyn expressed concern about home improvements and whether there is a process in place for approvals. As holder homes are now remodeled/ redesigned, we might need new documentation for these updates/upgrades.

Web site: (Carolyn Anderson)

- Carolyn submitted some invoices for web site costs
- Working on final version. She has updated the public site and asked for comments.
- Asked for submissions for 'winter reminders' section.

Compliance: (Tom Robinson)

- No report
- Carolyn noted Lot 74 has contractor and landscaper signs. Board will request removal as projects have completed. Real estate signs are fine as this is an active listing.

Special Topics:

- 2018 Preliminary Budget (Dan Hodge)
 - Dan discussed Tom's questions about costs for maintenance on swim dock and observation deck, in light of a construction project. Consensus is that with the new marina open only to slip owners, the two decks will become more valuable to the rest of homeowners and should be kept up. However, this is a cost that could possibly be delayed a year if timing and budget necessitates.
 - Discussion of dues increase – it's been at least 12 years, and with costs rising, along with increased maintenance/repair costs, this is the right time.
 - Clarification of cost of removing electrical and plumbing under swim dock. The cost should be \$500 not \$50. Tom asked if it was necessary to remove it if it's not used. That is a possibility, but for insurance purposes, if we claim it's not there, we will need to remove it.
 - More discussion on insurance policies and how best to split public areas from new marina on insurance coverage.
 - Carol asked for clarification on \$10,000 budget request for lower pool shelter. Board agreed that removal of trees will offer a chance to look at this proposal with new eyes, and it could be considered in 2019, perhaps using reserves.
 - Proposal to present possible facilities upgrades (pool shelter, new community sign) at annual meeting to gauge homeowner interest in using reserve funds for these larger-cost projects.
 - **BOARD approved 2018 budget**
- Letter to HOA (Carol Cotton)

- Carol presented a draft of a letter to be sent to homeowners. Board edited and revised it. Dan will revise and send out for final edit/review. Dan will email to all homeowners. **BOARD approved.**
- Charity Auction (Carol Cotten)
 - Carolyn presented revised letter for review. With minor changes, Carolyn will revise and forward to Carol for email and snail mailing.
- Transitional storage (Tom Robinson)
 - Tom presented a proposal for clarification of section 10.6 in CC&R document – storage of vehicles.
 - Owners may store ‘seasonal vehicles’ in their driveway for the purpose of maintenance, prep for storage, etc. for three nights every 90 days.
 - Tom will revise and board will discuss in January.

Adjournment:

The meeting was adjourned by Carol Cotten at 6:04pm.

Next Meeting:

Next Board Meeting: January 9, 4:30-6:00 at Carol Cotten’s home

Respectfully Submitted,
Tom Robinson, Secretary