

CVE HOA Minutes

1/9/18

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 4:38pm at the home of Carol Cotten.
- The 1/9/17 agenda was reviewed. **BOARD approved.**
- The 11/14/17 minutes were reviewed. Slight changes made to Architecture Report and Compliance Report. **BOARD approved**

Homeowner Input - none

Pool Committee: (Kathie Morrison)

No report. New pool furniture has been approved and we believe it has been ordered for this coming season. Check has not yet been written.

Landscape Committee: (Paula Alkema)

No report

Facilities Committee: (Brent Morrison)

No report. Electricity to swim dock will be disconnected at least until construction on new marina begins.

Treasurer's Report: (Dan Hodge)

- Budget looks to be in line with, or slightly under, projections for the year (2017).
 - \$88,000 in operating account. Will hold us over until 2018 dues start coming in.
 - Reserves are strong.
 - Marina account is strong.
 - Business expenses came in well below budget due to lower legal fees and weed abatement
 - Landscape expenses were 99% of budget
 - Pool expenses were 91% of budget.
 - Swim area/ Marina expenses were 66% of budget due to change in DOT lease ownership and limited maintenance/repairs.
 - Net income exceeded budget by \$22,000 which means we did not have to draw on reserves as previously budgeted.
 - New marina payments expected to begin again by end of January. \$512K expected in this round of payments.
- Letter to homeowners regarding 2018 dues is drafted and will be ready to be send out by the end of January.
- Dan reported that the Board has declined to take on terrorism insurance (\$250 annual cost)
- Treasurer's Report submitted for approval. **BOARD approved**

New Marina Report: (Dan Hodge)

- Dan requested that we (HOA) only take on liability for the marina/swim dock. Our insurance rep Marv reported that our commercial general liability already covers the existing marina and swim dock. We will need to write a new policy once the new marina construction begins (March/April) **BOARD approved**

- Carol asked about coverage for the physical structure. We are not currently covered for this due to the \$5000 deductible. It is not likely we would ever receive damage in excess of that amount to warrant paying for this extra policy.
- Dan reported on the January 4 meeting of the New Marina Committee:
 - Currently drafting a right of way lease with the city of Chelan (with the help of attorneys). This will replace the previous right of way lease we had with the DOT.
 - Crosswalk study must be done (we had already agreed to put in the crosswalk, but the city requires a study first)
 - Parking – SSDP (Substantial Shoreline Development Permit) calls for 30 parking spaces for the marina. This is based on a ‘commercial marina’, not a private one. The committee is counter-proposing that 11 members are within two block of the marina and can walk. There will be 19 spaces in the marina parking lot, including golf cart spaces, plus 4 signed spaces in the pool parking lot. This proposal will therefore exceed the minimum requirements. Also, four spaces must be marked as ‘public’ spaces in the marina parking lot.
 - The plan for demolition and staging of materials is being formed. Demo will break marina into sections less than 100 feet in length, which will then be towed across the lake to the Three Fingers for eventual disposal (Bill T). Fingers will also be staging area for materials for new marina.
 - Slip assignments are in process. John P has produced a proposal for possible slip assignments. Committee is also working on Marina rules.
 - New invoices were sent out for the next 25% of marina costs to slip owners.
 - Committee will meet next on February 1.
 - Dan J (TransPac) sent an email affirming that they are making good progress on their design and things still appear to be on schedule.

Architecture Committee Report: (Carolyn Cockrum)

Committee has asked that the Board approve a change in wording on the construction application from ‘paint colors’ to ‘paint chips and/or color identification codes’. Carolyn C will rewrite the line and bring to the Board for approval.

- Lot #C – Forms and foundation in place. Paint chips and landscape plan still needed. Backhoe, trailer must be removed if not actively working.
- Lot #30 – Framing, roof trusses going up. Landscape plan needed for spring.
- Lot #33 – Driveway and landscape to be completed in spring
- Lot #44 – Home is complete. Landscape plan to be submitted in spring
- Lot #61 – Framed and roofed. Paint colors submitted but not approved. Landscape plan still needed.
- Lot #71 – Plans approved in December. House colors submitted and approved. No required drain plan per city regulations.

Carolyn has produced a proposed Project Application Form for renovations to existing home. She shared it with the Board for review and will get it first approved by Architecture Committee before bringing it to the Board for final approval.

Web site: (Carolyn Anderson)

- Carolyn asked how far back the posted minutes need to go on web site. Suggestion was back to previous summer’s annual meeting. Tom will provide to Carolyn for posting.
- Dan clarified that when someone buys a lot or a home, he gets a form to fill out about annual dues, if they are paid in full, whether there are any special assessments, liens, etc. For taxes, the accountant manages the necessary financial statements.

Compliance: (Tom Robinson)

- Carol brought up signs still up on Lot 74 despite two emails requesting their removal. During winter snow, it is problematic to remove larger contractor signs.
- Corner of Waterview and Crystal Drive has a real estate sign that no one seems to want to claim. Carol called the real estate company to inquire.

Special Topics:

- Dues letter (2018) – Dan shared a draft for review
- Transitional storage – Tom share a revised clarification of CC&R statement about storage of seasonal vehicles during times of transition. Carol surveyed some homeowners and they felt the clarification was too negative and restrictive. Board agreed to simply post a reminder on the web site during times of high seasonal transition.
- Fine structure- Carol isn't sure if we need a fine structure. In hopes of keeping things positive in the neighborhood, Dan suggested the Board consider internal guidelines for assessing fines for CC&R violations but not to publish them.
- Backflow prevention testing – Carolyn A found someone who will do the testing for us and would offer a group rate. Does the Board want to be in the business of organizing these kinds of tests. City requires backflow be tests annually. Cost could range between \$50-\$65 per test. This will be a topic for future discussion.

Adjournment:

The meeting was adjourned by Carol Cotten at 6:33pm.

Next Meeting:

Next Board Meeting: February 13, 4:30-6:00 at Dan Hodge's home

Respectfully Submitted,
Tom Robinson, Secretary