

# CVE HOA Minutes

## 2/13/18

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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 Dan Hodge.
- The 2/13/18 agenda was reviewed. **BOARD approved.**
- The 1/9/18 minutes were reviewed. **BOARD approved**

### Homeowner Input - none

### Pool Committee: (Kathie Morrison)

No report

### Landscape Committee: (Paula Alkema)

No report

### Facilities Committee: (Brent Morrison)

No report.

### Treasurer's Report: (Dan Hodge)

- Budget looks to be in line with, or slightly under, projections for the year (2018).
- Marina account has three owners that have not yet paid the latest installment as of Feb 12. If an owner is unable to pay, the slip could be put up for sale to those on waiting list.
- Income has been limited to interest only. Most income starts coming in as dues are paid in April.
- Due to an accounting correction in 6610 (Pool Repairs), we will have just over \$5000 to put into reserves, instead of having to draw from them in 2018.
- Dues invoices will go out this week. As always, dues become delinquent on May 1. A correction was made to the name of the room where the Annual Meeting will be held in June.
- Slight changes were made to Campbell's contract for June meeting that reduced our costs significantly. Marina meeting will be held immediately after the general meeting.
- Dan sent out an updated membership list of owners in CVE.
- Treasurer's Report submitted for approval. **BOARD approved**

### New Marina Report: (Dan Hodge)

- Dan will send out a list of many updates to marina status to all participants and will copy the board.
- The committee is finalizing details with DNR
  - Survey is done
  - DNR is named on the insurance policy
  - The will require either \$30,000 cash on hand or an equivalent bond for marina removal
  - Lease cost will be around \$3000 annually for the part of the marina that extends past the 1079' lake level. Marina participants will share that cost as part of the annual maintenance and fees.
- Permit for demolition was filed with the city.
  - Dan will check on status this week
  - Once that permit is issued, demolition can begin.
- SSDP (Substantial Shoreline Development Permit) update

- Right of way lease (City of Chelan) was prepared
- Parking plan to be submitted (30 parking spots – one for every two slips – required)
  - Current proposal includes 20 slots in marina parking, some at the lower pool, and the rest for owners who live within walking distance of the marina
- Crosswalk study completed
  - Final conclusion – no crosswalk needed
  - Given the speed of cars at that location, a flashing sign would have been required with any crosswalk.
- Chelan County PUD – approval of proposal, no negative comments
  - FERC permit (related to Chelan Dam) still required – last permit needed in order to obtain commercial building permit from the city
- Beckstead Electric
  - PUD has done the engineering study, but hasn't released the results/findings.
  - Distance from main transformer to circuit box is subject to question, but appears to be within allowable margin
- Committee is looking into ESD (Electric shock drowning) concerns
  - Electric current in water due to ungrounded electrical on boats could shock swimmers
  - One option is to prohibit swimming within 100 yards of marina. Problem with swim dock
  - Another option is to not allow power to marina
  - Committee will continue to discuss this issue
- Final project completion estimated for June 30
  - Factors that will determine completion date include:
    - Water level
    - How fast water rises. About 1095' is required (1100' is full lake)
    - Projections estimate less than one month to actually demo and construct new marina.
- Current financial report will be going out to marina participants
- After all permits are issued, slip assignment will begin

## Architecture Committee Report: (Carolyn Cockrum)

New committee member presented to Board – Deb Feist. **BOARD approved**

- Lot #C – Letters sent requesting construction equipment and garbage be removed from the street
- Lot #6 – Drainage plan submitted along with house plans. All approved. Committee requested board approval. **BOARD approved.**
- Lot #30 – See comments below
- Lot #33 – Occupied, but not complete until driveway and landscape are complete in spring
- Lot #44 – Home is complete. Landscape plan to be submitted in spring
- Lot #61 – Several letters sent for site cleanup. Paint chips submitted and approved. Still waiting on landscape plan.
- Lot #71 – Foundation poured
- Lot #80 – Landscape plan submitted and approved

Carolyn C presented a revised document for major remodels to exterior of homes.

- Minor wording edits suggested
- **BOARD approved**

Carol presented several changes to ADC wording

- Process #12 – wording change clarifying what is acceptable for paint chip samples
- Process #14 – regarding contractor sign removal following construction
- Appendix D #18 – Wording about stopping construction until height verification is complete already exists in Summary of Design Review Process. Now will be added to Appendix D #18.

- Site drainage – Wording changed to limit water collection/containment systems to closed drain water containment.

Carolyn A will post updates to web site

#### Lot 30 height verification

- A concern has arisen over height verification on this lot
- Plans showed ¼" margin below maximum height allowed. Committee sent letter on January 22 asking for confirmation that maximum height was not exceeded.
- Feb 9 – second letter sent. Response was that surveyor was contacted but has not responded.
- Feb 12 sent stop work letter. Builder refused to stop construction, has contacted a second surveyor.
- Discussion about how to address repeated violations of building procedures
- Committee will revisit, but will consider increasing construction bond, and possibly taking attorney fees out of homeowner's construction bond

#### Web site: (Carolyn Anderson)

- Ongoing updated to existing web site. Changes on temporary site suggest it's time to move to a permanent site.

#### Compliance: (Tom Robinson)

- Lot 74 contractor sign was removed this morning (2/13)
- There were a couple of potential issues with snowmobiles, an RV and a boat parked in driveways, but owners removed them in a timely manner.
- Trailer parked for two weeks on street at Lot 30. Trailer was impeding traffic flow. This is a city issue and they will be contacted to follow up.

#### Special Topics:

- Carolyn A asked about a resolution to Lot 54 question about basements. No resolution by board – realtor dealt with the issue.
- Dan suggested we start gathering documents and plans for annual meeting as they will need to be mailed out prior to our May meeting, which means finalized at April meeting.
- City requested that all new homes have landscaping completed within 30 days to mitigate dust impact.

#### Adjournment:

The meeting was adjourned by Carol Cotten at 6:36 pm.

#### Next Meeting:

Next Board Meeting: March 13, 4:30-6:00 at Tom Robinson's home

Respectfully Submitted,  
Tom Robinson, Secretary