

CVE HOA Minutes

3/13/18

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

Attending guests: Darrell Cotten

- The meeting was called to order by Carol Cotten, President, at 4:30pm at the home of Tom Robinson.
- The 3/13/18 agenda was reviewed. **BOARD approved.**
- The 2/13/18 minutes were reviewed. **BOARD approved**

Homeowner Input - none

Pool Committee: (Kathie Morrison)

No report

- Pool furniture has been paid for but not yet delivered

Landscape Committee: (Paula Alkema)

No report

- Tree near restrooms at lower pool will be removed in the spring. Looking for a bid from an arborist. Tom gave a business card for another tree specialist in town.
- Carol will ask for a bid just for the first tree, plus an additional bid for the second tree under consideration.
- Sidewalks were blown off yesterday (3/12) and today (3/13)
- Made a note to contact Dirk about noxious weeds and a spraying schedule for spring (note -last year we asked too late and he could not spray.)

Facilities Committee: (Brent Morrison)

No report.

Treasurer's Report: (Dan Hodge)

- All balances and reports appear to be in order as of February 28, 2018.
- Year to date income is at 17% of annual budget, mostly due to annual dues, with some interest income.
- One change is to be made in the P&L statement regarding construction bonds. This will be reported as income, not a negative expense.
- As of February 28, two owners have yet to pay their most recent deposits on the marina. Both owners have stated their intent to pay.
- There was a payment of \$489K made to TransPac after the February 28 closing date as part of the new marina project. In addition, a check for \$3911 has been written to DNR to pay for the lease, but that check will be held until the lease is reviewed and signed.
- It appears that at this point, we will exceed our annual budget for legal fees. Some may be recovered through construction bonds and legal recovery, but some legal fees are due to the marina expenses and will not be recovered. So far, we have not exceeded our budget.
- Treasurer's Report submitted for approval. **BOARD approved**

New Marina Report: (Dan Hodge/Darrell Cotten)

- Boat lifts are being prepared to be moved. There are 5 permitted lifts currently in the marina and all must be removed as part of the demolition and reconstruction.

- Three are already down, two more to be moved
- EZ Dock is reluctant to re-install lifts back into new marina
- Lifts cannot be placed into water deeper than 20 feet and our new marina will extend farther than that. Thus, lift owners will have to be placed into slips in shallower water.
- PUD/Electric
 - New transformer will have to be installed on a new pole near the observation deck
 - New electric line will have to be installed as well
 - No expected impact on permitting process or on the homeowners' association
- Demolition permit
 - City issued demolition permit March 13 - It is now ok to tear out the old marina!
 - City also issued approval for use of Three Fingers for staging and collection of old marina
 - Demolition cannot start in low water, so all will be on hold until barge can access the dock at 1095' water level.
- DNR lease
 - Dan and Darrell have reviewed the terms of the lease. Checking with insurance provider to confirm that the insurance endorsement will also be issued
 - Need Board authorization to approve the lease. Committee has reviewed and recommends approval. Lease will be for 12 years, subject to review every 4 years.
 - **BOARD approved**
 - Carol will sign and notarize both copies of the lease, send to DRN for signature and processing. Then DNR will send us a final signed copy for our files.
- Building permit
 - Application has been submitted, fee has been paid
 - City has all it needs to issue permit EXCEPT For FERC (Chelan dam) permit
 - Parking plan continues to be an issue- our proposal was non-standard, but city suggests it will still be acceptable
 - Right of way lease is headed to City Council for approval, pending agreement on annual costs
 - Building permit must be issued before any construction may begin
- Bill from TransPac (\$785,507 billed so far, out of a total expected of \$1666,586)
 - TransPac has sent us pictures of OUR marina, currently under construction
 - Dan proposed that some photos and updates be added to the web site for public sharing. Carolyn A will post.
- Marina rules
 - Still need to be written. Likely to be completed in May
- Slip assignment
 - Likely to take place after April marina committee meeting
- Owners should expect one more significant invoice (25%) in April, with a due date in May. This will complete the expected invoices. Any remaining costs will be settled upon final accounting (initial costs were estimated).

Architecture Committee Report: (Carolyn Cockrum)

- Lot #C – 3rd letter sent requesting construction equipment and garbage be removed from the street
- Lot #30 – See comments below
- Lot #33 – Requested bond refund but will wait until driveway and landscape are complete
- Lot #44 – Requested bond refund but will wait until driveway and landscape are complete
- Lot #61 – Landscape plan submitted
- Lot #71 – Letter sent to remove sign, garbage from neighboring lot
- Swimming pools

- Question was brought up about above-ground pools and whether they are to be approved.
- No reference in CC&Rs so this will be a decision the committee has to make.
- Committee is recommending a NO vote on all above ground pools.
- Carolyn A asked for clarification regarding above-ground pools built into a deck.
- Rather than hastily adding important wording to our policies, Carolyn C will review with committee for appropriate and comprehensive wording and bring back to Board for approval

Web site: (Carolyn Anderson)

- Nothing to report

Compliance: (Tom Robinson)

- Be on the lookout for spring fishing boats, trailers, etc. Web site might run a reminder about not parking those kinds of vehicles on lots.

Special Topics:

- Lot 30
 - Attorney letter was presented for review. Board suggested edits to letter attorney will send to homeowner about height violation.
 - Questions:
 - Where does a person stand to shoot an elevation?
 - There are markers in the street. Primary one is at the intersection of Whitfield and Crystal Drive.
 - Before and after excavation, did they measure from the same location?
 - Prior to the site visit, we require a surveyed stake so there is no question about accuracy
 - Does builder know WHERE/HOW error occurred?
 - Not the Board's concern. It is the builder's responsibility to ensure that all regulations are met.
 - Clarification request about stop work order within 5 days vs. fine to be assessed.
 - The house will have to be fixed. The only question is whether work is stopped within 5 days. If it is, no fine to be assessed. But if work continues, homeowners will face a fine as noted in the letter.
 - How is the maximum fine authorized by the CC&Rs (currently \$10,000) get changed?
 - It would be akin to changing the by-laws and would require a supermajority vote of all homeowners
 - What happened on Lot 39 which was over-built?
 - At the time the home was built, there was no height restriction on Lot 39 and no building lot behind it.
 - At the time of selling the new building lot behind Lot 39, the developer decreased the price of the lot to reflect the obstructed view.
 - Thus, no home has ever been built in this neighborhood out of compliance with height restrictions. Some have made modifications during construction, but no home has ever been built in violation of building codes.
 - There was ongoing discussion about the letter, this lot and this structure.
 - **BOARD approved** attorney sending letter to owners only, with courtesy copies to Board and to builder.
 - Clarification on recovery of attorney fees – the fees are billed to offending owners in cases such as this.

- The Board is concerned about the owner in this case. Any discussion about a specific builder is to be tabled for a later time.

- Annual HOW Meeting Letter
 - Referring to letter from past years:
 - Meeting date
 - Board positions available, including nomination and bio form
 - Proxy forms
 - Marina meeting to follow
 - Social gathering after annual meeting
 - Noxious weeds
 - Updated architectural guidelines
 - Reminder to check web site for updates
 - Board will begin recruiting candidates to fill three open board positions
 - Deb Feist will again be organizing the social gathering after the meeting.

Adjournment:

The meeting was adjourned by Carol Cotten at 6:32 pm.

Next Meeting:

Next Board Meeting: April 10, 4:30-6:00 at Carolyn Cockrum's home

Respectfully Submitted,

Tom Robinson, Secretary