

# CVE HOA Minutes

## 5/8/18

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

Attending guests: Darrell Cotten, Rod Anderson, Kathie Morrison

- The meeting was called to order by Carol Cotten, President, at 5:07pm at the home of Carol Cotten.
- The 5/8/18 agenda was reviewed. **BOARD approved.**
- The 4/10/18 minutes were reviewed and revised. **BOARD approved.**

### Homeowner Input –

**Rod Anderson** – Lake Chelan Reclamation Department shared some background on the water main break and runoff situation that occurred at Westview Drive and Crystal Drive in April. Darrell asked what is going on up there and Rod explained that it will eventually be a progressive agricultural area with high tech measures, including automated picking. Some home sites appear to be on the property, and early planting has begun.

Rod passed out maps showing the city/county boundary in question and the location of the water main break. Damage was done by contractor (Selin) to Reclamation water line. Water flowed through county property on to city property, including significant damage to a hillside on Westview Drive (Rod provided pictures) and large flow of mud and rocks across Westview Drive and Crystal Drive. Storm drains on Crystal Drive were filled.

Problem lies in ownership. Private contractor on county property, impacting city roads. Builder was billed for road cleanup as well as repair to water line. County claims that the builder has plans for a series of retention ponds, but as of yet, they are not in place. Problem also occurs during spring snow melt, but not to the extent seen in this case.

No action to be taken, but Board should be aware of ongoing concern about runoff concerns. Questions about damage to property should be directed to property contact Bill Terhaar.

### Pool Committee: (Kathie Morrison)

- Under budget so far!
- Shaw plumbing is coming to fix a leak in the shower at upper pool. Cap is missing from the lower drain on shower. Also, drinking fountain is not operational due to a broken line. Both will be fixed.
- Kathie got a bid for replastering lower pool (will need to be done soon – has been a concern since at least 2002) for \$18,000. Bob (who did the water slides) will be out in the next couple of days to give us a second bid.
- Pool rules update – new rules posted on screens at both pools. No pets vs. no animals question. Can we prohibit animals (service?) Agreed to leave wording as no pets for now. All users are supposed to know the location of the nearest phone and First Aid kit. Do we have a First Aid kit? Dan will check to see if we are required to have one.
- Kathie asked about 911 sign for lower pool (has been removed). Board agreed to put it back up and have a new one made for upper pool. Important to know the address in case someone has to call.
- Dan – phone service has been restored. Bought new phone for lower pool. Cost to reactivate was \$17.50 each, plus \$125 a month (total) for service. Much cheaper than keeping phone active all winter.
- Tom – air dryer in men's bathroom at upper pool is not working.
- Carolyn A – question about signs on bathroom doors at upper pool that bathrooms are for homeowners only. What about guests? Problem is that someone has been using the bathrooms and leaving them a mess. Message was intended to limit bathroom use to homeowners and their guests but due to confusion, signs will be removed.
- No recycle bin delivered to upper pool. Brent M will call city.

- Kathie – please stop in and check on bathrooms/clean up whenever you are there. It is our responsibility to keep them clean, and Veronica is only there once per week. If you see something, clean something.

### Landscape Committee: (Paula Alkema)

- Art is making progress. Both medians and front entry are being readied.
- Pots will be planted in a couple of weeks.
- Carolyn C expressed concerns about where Art's crew parks when working on median, blocking the road on a blind corner.

### Facilities Committee: (Kathie, for Brent Morrison)

- Question about whether there might be money in the budget for just the slab this year. Perhaps next year funds might be enough to build. Dan asked for a budget proposal from the committee so the Board can entertain the idea. Carolyn found old plans for shelters in City archives. Just need a records request to access them. Brent will make that formal request.

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

- All balances and reports appear to be in order as of April 27, 2018.
- YTD income at 85% of budget (\$70,412.15). Four members had not paid dues as of April 27, but two paid before May 1.
- Expenses are 17.3% of budget (\$13,121.11) Legal expenses exceeded budget but most will be recovered.
- New Marina income and expenses remain in line with budget. \$290,000 more income expected by May 30
- Treasurer's Report submitted for approval. **BOARD approved.**

### New Marina Report: (Dan Hodge/Darrell Cotten)

- Darrell shared an exciting picture with wave attenuators being brought to marina.
- All permits are in place. Still have to resolve parking and right of way lease with city.
- Water is coming up! Half a foot a day currently. July 1 is our intended completion date.
- Pilings are going in, plumbing will go in as pilings are installed.
- Slip selection/assignment took place. Two trades made so far, but generally response was positive about the process.
- Signs needed for nearest pump out, members only, nearest restroom, and four public parking spots to be designated.
- Fire/water conversions are going well.
- Electrical – need new transformer to be installed.
- So far, we feel really good about our choice of contractor and how the process is moving along.
- Electrical install should begin around May 21.

### Architecture Committee Report: (Carolyn Cockrum)

- Lot #C – See below.
- Lot #30 – Fine of \$2000 received by attorney. Waiting for check to clear, then attorney will transfer funds. Attorney fees will be collected as a special assessment per CC&Rs, not through construction bond.
- Lot #33 – Requested bond refund but will wait until landscape complete.
- Lot #44 – Requested bond refund but will wait until driveway and landscape are complete.
- Lot #59 – Trench dug for hot tub pad and install.
- Lot #61 – Landscape plan submitted but not approved. Surface not identified for one section of landscape and front hill (fill dirt) not addressed. Carolyn sent strong recommendations in favor of Firewise (fire-resistant) plants. Will work with city to ensure that homes are defensible.
- Lot #65 – Plants coming May 14.

- Lot #71 – roof trusses up, framing up. No height verification needed for this lot.
- Lot #87 – Reviewed plans with concerns about electrical meter covering, outside lighting and drain plan. Retention pond will be open as plans were submitted before new policy was in effect. **BOARD APPROVED** building plans.

### Special Topics:

Lot 87 – Previous problems with builder regarding dust control, garbage, etc. Appendix D signed by owners. Suggestion to reprint Appendix D for owners, emphasizing need to comply with all aspects of it. Committee proposed a fine system for builders (actually, owners) who are non-compliant. Dan noted that we have been spoiled by builders who followed the guidelines in the past. New builders are not always as attentive to details.

Lot C – multiple letters sent about cleaning up marina parking lot and not using it as parking for contractors. Fine system might be necessary. Committee needs to come up with a fine plan. Carolyn A mentioned that as more homes are built, there is less room for parking and this is going to continue during any construction period. Fines are not ideal. Board recommended to committee to issue clear identification of violation, issue warning, give specific time to fix the problem, before issuing fine.

### Web site: (Carolyn Anderson)

- Web site is down. Will check into it to see why.
- Pictures are all posted and updated.
- Got error message last time she updated, but site appeared to update correctly.

### Compliance: (Tom Robinson)

- Garbage and recycle bins reminder – to go out in email reminder about annual meeting and Tom will review at meeting.

### Special Topics:

- Lot 30
  - N/A
- Annual HOA Meeting
  - Campbell's – good for meeting room?
    - Two tables for handouts.
    - Head table for 4, with table top podium.
    - Hand-held wireless mic (with stand?).
    - No projector or coffee.
  - Kathie, Deb, and Paula to stand out front to guide sign ins.
  - Tom – buy pens and name tags, Committee sheets (check with Leslie).
  - Dan – sign in sheet (owner list).
  - Dan – Proxy forms/Ballots.
  - Lisa R and Lynn C to count ballots.
  - Carol will produce bios on candidates.
  - Tom will talk about clearing lots and weeds at meeting.
  - Carol will send out email reminding of meeting, talking about garbage cans, proxy votes, nominations.
- Dan shared a request from a homeowner to consider building a playground for children. Also would like to change date of annual meeting. Carol noted that By-Laws require first Saturday in June to be annual meeting. Carolyn A will contact homeowner to discuss ideas, check on insurance.
- Tom proposed adding pickleball lines to tennis court. Will explore cost and present proposal to Board at later meeting. The possibility exists of building a completely separate court in the future, but for now, just looking at striping the tennis court.
- Deb Feist is organizing the social following the annual meeting, with help from Karen Pembroke.

**Adjournment:**

The meeting was adjourned by Carol Cotten at 7:40 pm.

**Next Meeting:**

Next Board Meeting: July 10, 4:30-6:00 at Carol Cotten's home.

Respectfully Submitted,

Tom Robinson, Secretary