

# CVE HOA 2018

## ANNUAL MEETING MINUTES

### June 2, 2018

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The 2018 Annual meeting of the Crystal View Estates Homeowner Association was called to order by Carol Cotten at Campbell's Resort Park Room, at 10:30am, Saturday, June 2, 2018.

President Carol Cotten called the meeting to order at 10:35 am. She introduced the Board, then invited all in attendance to introduce themselves.

#### **President's Report: (Carol Cotten)**

Carol spoke of the accomplishments by the Board this year, including cleaning up standard processes and language on documentation and an improved web site, which serves as a means for productive two-way communication.

Noted the survey in the packet, which invites members to suggest ideas for larger-scale projects the Board might consider. Surveys to be dropped off at the back of the room after the meeting.

Reminder about fire safety – clear empty lots, maintain vegetation, and maybe reconsider what you plant in your landscaping. Documentation provided for recommended plants for fire safety.

Reminder to share the pools. As more owners enjoy the pools, they can get crowded. Please be respectful of space and ensure that all can enjoy them.

Final reminder that CC&Rs do not allow for short-term rentals in our neighborhood.

#### **QUORUM: (Tom Robinson)**

The Quorum was met by representation of 59 lots (19 Proxys and 40 lots present).

#### **Secretary: (Tom Robinson)**

The 2017 Annual Meeting minutes were read and were ***approved by membership***.

#### **Treasurers Report: (Dan Hodge)**

The report for 2017 was generally positive. Revenues exceeded expenses. Dues were raised from \$825 to \$875 with the intent to build up reserves for future capital projects and to cover increased maintenance costs for aging amenities. The bulk of HOA expenses occur from May – September, as pool and landscape maintenance takes place. But the bulk of income comes in between April -May through dues. So at this time of year, balances tend to be high, and they are.

In 2017, we had projected about a \$5000 shortfall, but ended up with a \$17,000 surplus, which will be transferred into the reserve fund. 2018 budget looks low on income because as of April 27, when report was run, some dues still had not been paid. All have now been paid.

Landscape and Pool YTD is well under budget as we are very early in the cycle for those expenses.

Electric bills have been broken out by committee and attached to the relevant expense category.

There is a new budget for Facilities, focused on aging infrastructure – pools, parking lots, swim dock/observation deck, etc. There could be major expenses here in the future, including a possible \$25,000 for replastering the failing lower pool.

The New Marina account is now separate from the annual budget as those finances are managed independently from the HOA. All projections are that owner deposits will cover upcoming expenses.

Discussion item – Board was asked to reconsider decision not to spray for noxious weeds on private lots.

***The Treasurer's Report and the 2018 Budget were approved by a majority of the membership.***

### **BOARD MEMBER ELECTIONS: (Carol Cotten)**

Carol Cotten called for the 2018 elections. She asked if there were any nominations from the floor. None were submitted, thus, the candidates are: Carolyn Anderson, Carolyn Cockrum, and John Pembroke.

**The following candidates were elected:**

Carolyn Anderson (Exp. 6/30/29), Carolyn Cockrum (Exp. 6/30/20) and John Pembroke (Exp. 6/30/20)

### **POOL COMMITTEE: (Kathie Morrison, Chair)**

Kathie introduced her committee members: Vicki Peebles and Mikaila Harberd. She thanked the Board for their efforts. Pools open each year on May 1 (water might not be warm at first). They close in the first part of October. Heneghen's Water Works maintains and services the pools, including draining and acid washing lower pool last fall. Note – plaster is starting to peel away, showing dark concrete below.

Jack Rutter cleans the pools daily June -September. Veronica Sanchez cleans the bathrooms each Tuesday June-August. May and September is on a limited cleaning schedule.

Please pitch in to help keep bathrooms clean. Check when leaving, especially if children have been using them. Please use hose to clean off the deck if any food spills, but point water away from the pool.

Please begin using recycle bins but be sure that what you put in there is acceptable (rubber rafts are not). If there is any question, please put in garbage. No home garbage in pool garbage cans.

Note new pool rules posted by bathrooms. Water in pool is fine, but no beverages (alcohol or other) or food in the pool.

Gate cards seem to be working well. But feel free to introduce yourself to someone you don't recognize at the pool. Helps ensure security and makes our neighborhood feel friendlier.

Vicky spoke about large group gatherings. Guidelines are posted on web site – upper pool only. Please plan ahead – call Vicky, Kathie, or Mikaila if you need to expedite. Signs go up one week ahead of time so owners can plan accordingly. Parties may be any day, Monday-Friday, or one weekend day per month. As of now, there are no scheduled parties this summer.

### **Landscape Committee: (Paula Alkema, Chair)**

Paula reiterated Kathie's appreciation to the Board. Everyone can help out by deadheading flowers at the pools. Additional members are Nancy H, Janet B, and Carol C. Last year was a bark year, so this year should be business as usual. Art's Edges to Hedges will manage the maintenance of common areas, and Cascade Weed and Pest will manage the weed and insect abatement for those common areas.

### **Architectural Design Committee: (Carolyn Cockrum, Chair)**

#### **Carolyn introduced her committee members:**

Carol Cotten, Lori Everett, Deb Feist and Marc Wright

Committee does more than just approve/dent home plans. Also approves landscape plans and major exterior projects. Committee watches the home building process carefully, throughout entire process. Does checks of height restrictions – owners must be aware of survey and certification requirements before building and before final completion.

#### **Progress since June 2017:**

- 6 new home plans
- 6 have broken ground
- 6 have finalized
- 5 have moved in
- 9 new homeowners bought property this year

New exterior project approval plan. Find the form on the web site for major exterior renovations/updates to your exterior. Carolyn A. recently updated the web site for all issues related to Architectural Design.

Recommended choosing plants that are not 'candy' to fire.

Question – do we have an architect working with us? Despite asking multiple candidates, no one has the time available to review out plans.

Question – some homes seem pretty high. How are you ensuring height restrictions are being met? Every home that is approved must have an initial survey done before construction. When trusses go up, a second survey must be completed and certified to confirm height compliance.

### **Infractions: (Tom Robinson)**

**Firewise:** Recent brush fire reminds us to remove as much fuel as possible from our lots and hills. Please clear empty lots of all weeds. Create a 30-foot buffer zone on hillsides for home protection. This includes hills which have homes below them. Please ensure a buffer zone for any structure on our neighborhood.

**Reminder about Boats/RVs -** This is a time of transition, but remember that no board, trailers, RVs, etc. may be parked on your lot. Garages are fine. If you need a few days to prepare or clean from a trip, that's fine.

**Garbage Cans:** Garbage cans placed at the curb for pickup must not exceed 24 hours. If you are not full-time residents, please place your can near your house and make arrangements for someone to move it to the curb in time for pickup. Also, please remember the two-week schedule for new recycling pickup.

**Parking** – Signs on the road are placed by the city. Violators are subject to tickets and/or towing. No parking zones are for driver safety.

Question – what about the runoff from the recent water line break above Westview Drive? Owner has been contacted and is aware of the situation. Road was cleaned up. Runoff is all on private property

**Web Site: (Carolyn Anderson) [www.crystalviewestates.org](http://www.crystalviewestates.org)**

All documents are on the site. If you look around and see something that is missing or needs to be corrected, please contact Carolyn. You will see more updates soon.

**New Marina: (Darrell Cotten)**

Darrell noted how much work is going on just to make our neighborhood work. One great way to get involved is to volunteer for one of the committees.

New marina has been in the works for years, and is almost complete. Completely funded by private payments. Darrell shared the many obstacles that have been cleared in order to get to where we are today. Total cost will be a little over \$2 million.

Look for new plants to be put into the rockery by the road.

Water and electrical going in now. Low LED lighting will be placed on deck for visibility.

Water came up quickly and was within one foot of where it needed to be for final fittings but then stopped. They are working on that last piece now.

You will notice unusual signs going up, including public parking signs, nearest bathrooms, etc. These are all part of the permit requirements.

Questions:

- Is there a way to get on the wait list for future openings?
  - Yes. Dan Hodge holds the waitlist and anyone thinking of selling or subleasing will have access to those interested. Contact Dan or the Board via email to be placed on the list.
- Is there a day use section to the marina?
  - No. All members have access to swim dock, public has access to observation desk. But the marina itself is for private use only.
- Is swim area considered part of 'public access'?
  - No. Observation deck is, but swim area is part of HOA.
- Swim dock used to have a picnic table. Any plans to restore it?
  - The swim dock is an HOA matter, not a marina matter. There may be some discussion as to how to make the swim dock a more attractive amenity.
- What about a crosswalk across Highway 150?
  - One of 20 conditions for getting the permit was to have a traffic study done.

- Conclusion at this time was that a crosswalk was not required. Would be considered an ‘unexpected crosswalk’, and would require a flashing light like the one by the post office.
- Eventually, a left-turn lane for down lake traffic (from Manson) will be in place. At that time, city may do another study and make a final determination on the crosswalk.
- Buoy have been removed – any plans to replace them?
  - No. The new marina extends out farther than previous one. There are safety issues related to reusing the old buoys, along with access to marina/dock from buoys. There are no plans to replace any buoys at this time.
  - Board may revisit the suggestion at a later time once the marina is complete.

### **Social Committee: (Deb Feist)**

Social event will be at 1:30 today at upper pool. There may be other activities coming up if there is interest. Karen Pembroke was also involved in the planning of the social.

### **Election Results: (Tom Robinson)**

Carolyn Anderson, Carolyn Cockrum, and John Pembroke were all elected to two-year terms.

### **Questions/Comments:**

- Any plans for Goodfellow to complete development?
  - There are about 20 more lots to plat and develop. They are thinking of putting them back up for sale.
- Observation – lots of new owners. There is a disconnect between leadership (Board) and membership. Discussions are not favorable, due to a sense of elitism on the Board.
- Invitation to Eagles tonight to hear Loose Change play.

The meeting was adjourned at 12:32pm

Respectfully Submitted,

Tom Robinson  
Crystal View Estates Secretary 2018

### **ATTENDEE LIST: 6/2/18 CVEHOA ANNUAL MEETING**

Adam – Lot 37  
Alkema – Lot 25  
Anderson – Lot 26 (Proxy)  
Anderson – Lot 66  
Anderson – Lot 20  
Bierman/Madigan – Lot 60 (Proxy)  
Bolinger – Lot 31  
Brown – Lot 83 (Proxy)  
Carpenter – Lot 73

Cockrum – Lot 59  
Coleman – Lot 67  
Colvin – Lot 33  
Cotten – Lot 8  
Cullen – Lot 69  
Donohoe – Lot 22 (Proxy)  
Egeck – Lot 87  
Everett – Lot 58  
Feist – Lot 80  
Gaudette – Lot 27 (Proxy)  
Gay – Lot 55 (Proxy)  
Gay – Lot 63 (Proxy)  
Halter – Lot A (Proxy)  
Hodge – Lot 9  
Kavanaugh – Lot 48  
Kerr/Marcell – Lot 35  
Kerr/Marcell – Lot 36  
Griggs – Lot 71  
Moore – Lot 78  
Morrison – Lot 15  
Nickle – Lot 56  
Ogle – Lot 79  
Pacific Rim – Lots 70, 75, 76, 84, 88 (Proxy)  
Patton/Christensen – Lot 65  
Peebles – Lot 28  
Pembroke – Lot 13  
Pingrey – Lot 11  
Pistoresi – Lot 32  
Ressler – Lot 5  
Riel – Lot 61  
Roberts – Lot 89  
Robinson – Lot 64  
Sather – Lot 51 (Proxy)  
Savage – Lot 57  
Sherbinin – Lot 10  
Smith – Lot 4  
Sontra – Lot 23  
Spangrud – Lot 2  
Sullivan – Lot 86  
Sykes – Lot 17  
Thompson – Lot 68 (Proxy)  
VanLoveren – Lot 46 (Proxy)  
Walker – Lot 1 (Proxy)  
Will – Lot 7  
Wilson – Lot 53  
Wright – Lot 52