

CVE HOA Minutes

9/11/18

Attending board members were: Carol Cotten, Dan Hodge, Carolyn Cockrum, John Pembroke, and Carolyn Anderson

Attending guests: Kathie Morrison, and updates via email Paula Alkema and Brent Morrison.

- The meeting was called to order by Carol Cotten, President, at 4:35 pm at her home.
- The 9/11/18 agenda was reviewed. Added Pacific Rim build out, CVE common property - **BOARD Approved.**
- The 8/14/18 minutes were reviewed, amended, and **BOARD Approved.**

Homeowner Input: none

Landscape Committee: (Paula Alkema) reported by Brent Morrison.

- The Noxious weed, Goat Heads, was identified on both sides of the marina entrance and will need to be removed.
- A new Crystal View Estates sign is being researched.

Pool Committee: (Kathie Morrison, Chair)

- Shawn Henigan to close both pools October 6th.
- Furniture will be put away and stacked.
- Veronica has been cleaning the pool bathrooms every other week in September.
- Jack not cleaning the pool every day in September.
- Brent will blow out pipes and winterize bathrooms, including the shut-off of heaters.
- Key cards will be deactivated for the pool and kept activated for the marina.
- Kathy will get more information on the 2 different Pool bids (additional email was sent in between meeting for Prestigious Pools - more information and details)
- Dan recommends that we go with All Star Pool, makes a motion for the 2019 budget to resurface the lower pool, Carol seconded it. **Board Approved**
- Kathy will get in touch with All Star Pool to get on the Spring schedule.
- No invoices from Jack for pool services. Approximate bills owing \$6000

Maintenance Committee: (Brent Morrison)

- Last meeting authorized up to \$6000 for the lower pool shelter.
- Brent Morrison submitted the paperwork and fee to the City of Chelan. A check was drawn for permit fee of \$122.20 to start the permit process for the cement pad for the Lower Pool structure to be built in the Spring of 2019.
- Pickle Ball Court update. Painting of the pickleball lines on the tennis courts have been completed.

Treasurer Report: (Dan Hodge)

Board members were asked to come to next month's meeting with budget requests from each committee by end of September

- Marina Account = \$ 49,439.08
- Operating Accounting = \$138,740.18
- Reserve Accounts = \$99,349.31

Treasurers Report **Approved**

Marina Treasurer Report: (Dan Hodge)

- Marina is guaranteed for 5 years for the structure.
- Recommend \$400 - \$500 a year for the operation and reserve fund.
- Insurance has been updated and current through Gellatley Insurance.

Marina Report: (John Pembroke)

Temporary Occupancy permit has been extended

CVE has completed all necessary actions for Permanent Occupancy. The city has yet to provide a proposal for the Right of Way Lease. Our proposal was submitted in January. The temporary permit will be extended until the Right of Way Lease issue is resolved.

- 2 NO WAKE Buoys needed for the front of marina - \$500 per buoys including chain and rope.
- Chelan County Marine Patrol will help us place the buoys.
- Grated dock material needed on the ramp to the marina dock.

Slips:

- 21 slips are currently occupied
- 35 slips have approval to have a boat moored.

Signs/Placards:

- All required signs are in place.
- A "NO WAKE 100 YARDS" sign has been installed on the wave fence.
- 31 contact placards have been installed.

Transpac:

- 5 piling caps are missing. Possible pressure built up inside the steel pilings and blew the caps off. Transpac will look into a fix and replacement.

Website: (Carolyn Anderson)

- Website updated.
- Added John Pembroke picture on web site.
- Added new marina pictures on web site
- Looking into a new web site with mobile response.

Architectural Design Committee: (Carolyn Cockrum)

- Lot #1 Walker – Site visit scheduled, Appendix D, Bond, paint chips and landscape plan needed.
- Lot #C Mickels – Roof, shingles, window, framed, 1st phase of landscape.
- Lot #6 Hepper– Painted, window, height certified, waiting on landscape design.
- Lot #30 Lally – Homeowner has moved in, driveway, fountain, and pool complete.
- Lot #33 Colvin – Upper level and side landscape completed. Homeowner requested construction deposit.
- Lot # 44 Treglown – Driveway finished, front yard landscape. Asked for back yard and hillside delay.
- Lot #59 Cockrum – Patio and sidewalk pavers being installed.
- Lot #61 Riel – Hillside cleaned of weeds, Ongoing work on house.
- Lot #71 Griggs – Roofing, shingles, siding & interior work.
- Lot #80 Fiest – Landscape project on going.

- Lot #87 Egeck –Trusses delivered Sept 7, walls, forms, and framing on going building.

Lot #C Wood box for collection has not worked and suggest they can use another solution for the collection of debris, such as a construction trailer that can be dumped. The committee has sent in the last letter that they will collect a fine of \$250 for the violation.

Carol Cotton makes a motion that next time letter has to be written, that a fine is attached or imposed of \$250 as stated in a previous letter of concern. The motion was second by Carolyn C, **Board Approved** with Carolyn A objecting.

Adding to Appendix D, motion to add: #20. Shall be signed and dated at the time of the site visit. Carolyn C motion to pass and Carol seconded. **Board Approved.**

The committee wants to get a fine structure in place and be working on guideline updates.

Firewise/Weed Abatement Committee: Kathy Morrison, Carol Cotten, and Carolyn Cockrum

Kathie presented a proposed Firewise/Weed Abatement policy regarding how to ensure that people maintain their lots. Entering an owner’s lot may pose issues. Board discussed the policy and recommended the committee continue to research the issues. The committee has requested a meeting with Patrick Haggerty of Cascadia Conservation District. Carol will write letter to attorney to clarify HOA Board authority of lot maintenance. The HOA September letter invites others to be involved in the Firewise/Weed Abatement Committee.

Special Topics:

Pacific Rim build out – CVE common space:

- Brent update list of CVE lots from the county assessor’s office to reflect what is CVE and Pacific Rim. Only 1 is CVE owned.
- Steve Jiran , Pacific Rim – point person invited to come to board meeting next month– Taking over for Bill Terhar KTC Design adding the 21 lots.
- #144 Waterview Dr – Performance Bond – curbs and roads will start next week on Waterview Dr.
- Dan will get more updates on Thursday – Pacific Rim owes the HOA money

Adjournment:

The meeting was adjourned by Carol Cotten at 6:09 pm.

Next Meeting:

October 9th at 4:30 – Dan’s House

November - Carolyn house

Respectfully Submitted,

Carolyn Cockrum, Secretary

To do list: