

CVE HOA Minutes

10/9/18

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

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

- The meeting was called to order by Carol Cotten, President, at 3:38 pm at her home.
- The 10/9/18 agenda was reviewed. Added Pacific Rim build out, CVE common property - **BOARD Approved.**
- The 9/11/18 minutes were reviewed, and **BOARD Approved.**

Homeowner Input: DEVELOPER UPDATE

Special guest, Steve Jiran from Pacific Rim outlined the developer's plan for the rest of the 21 lots. All lots have been platted and roads are ready for the cement curbs, sidewalks, and asphalt paving. Plan is to complete by end of October.

- One priority – Pool and tennis court property needs to be changed into HOA.
- Change all Pacific Rim tracts into Crystal View name on common space properties.
- Tract 1 is property that needs to be maintained – will be transferred to CVE from Pacific Rim
- If HOA owns Tract 1- we have to maintain Firewise/Weed Abatement
- Beneficial path going forward
- According to developer, Crystal Crest history has 2 lots and are not platted. 2006 history indicates the lots were bonded with the city and turned over to the CVE HOA in Phase 6.

Action items – quitclaim deed

- Tract 1 is part of the quitclaim – City or HOA maintenance cost – weed abatement and firewise issues to maintain if HOA takes care. No timeline – must be recorded with the county. Will be discussed later after review with the attorney.
- 6 lots and tract on Waterview Drive, start collection of HOA dues, all are subject to CC&R's. Dan moved to start collecting dues on those lots, (tract D, lot 5, 6, 7, 110). Carolyn A seconded, Board **Approved** the motion. Steve will go to the city to make the changes, and then it will go to the county.
- 144 Waterview Drive – Amounts due will be billed at closing or when roads are completed
- Cul de sac shape piece of property at the top of Waterview – drainage ways are natural amenities and Steve is recommending keeping natural green space. There was discussion about trails and what can be done with the space. What kind of requirements for drainage ways? Natural springs around us including Chelan Hills. The drainage plan has been updated last year and adopted by the city and maintained by the city last year.)

Steve will bring updated copies of the platted maps for phase 6 and 7 to the next Board meeting.

Lot #110, 107, will be restricted to 28 ft maximum height - 30 ft or less is the maximum height limit by the city. Most lots will have height restitution listed when they come on line to sell.

Dan moved to approved and Carol second **Board Approved**.

Landscape Committee: (Paula Alkema, Chair) reported by Carol Cotten.

- 1 entry sign submitted so far, looking for additional ideas.
- Steve Jiran may contact Pacific Rim designers for input. May have people he knows to help with idea.

Pool Committee: (Kathie Morrison, Chair) reported by Carol Cotten

- Agreement with All Star Pool – clarifying contract is for lower pool to be completed by May 1st, 2019 date.
- New address and contract has been sent with updates.

Facilities Committee: (Brent Morrison, Chair) submitted via email

- Lower pool shelter permit submitted to the city of Chelan – city permit taking up to 6 weeks.
- Will ask Arts Edges to Hedges to cut the grass out where the cement pad will be poured in the spring 2019

Treasurer Report: (Dan Hodge)

Marina Account = \$ 48,120.96
Operating Accounting = \$136,424.60
Reserve Accounts = \$99,349.31

- UNDER BUDGET -

- Jack turned in all invoices
- Landscape invoices turned in for clean up
- December expenses will have the insurance bill listed

A motion was made by Carol and second by Carolyn A to Approve Treasurer report.

Treasurers Report **Approved by Board**.

Marina Treasurer Report: (Dan Hodge)

- Set up reserve fund with remaining construction fund.
- Dan discussed setting up a Marina Operating Budget of \$15,000.
- Insurance \$5000, DNR Lease \$4000, PUD \$150, Miscellaneous \$750, Reserve Fund \$1000
- Carol made a motion to approve an Operation Budget of \$15,000 and Dan second, Board **Approved**.
- 2019 - Marina Slip dues \$250
- Right of Way Lease - \$4100 listed in Marina budget – HOA proposed expense. The right of way is no longer listed with the state, now with the City of Chelan.
- Dan will send Certificate of Compliance dated end of September to the Corps of Engineers.

Marina Report: (John Pembroke, Chair)

Slips: 36 Occupancy

Occupancy Permit still waiting from city

- “NO WAKE” Buoys were ordered by Chelan Hills and received the wrong ones, will be reordered. Area homeowners, are asking about getting some buoys – will wait till spring.
- How to deal with the unlevel ground for ramp access when lake water is low.
- Goose poop on the dock – how to keep it off – hose it off for now.
- Blow out the water lines on October 26th for the Marina.
- Parking lot has been cleaned up, reminder, no construction vehicles to park in marina parking lot.
- Noted that a few of the marina parking lot signs have been damaged. Possible bill construction company for repairs.
- Meet with the underwriter for the insurance needs – swim life ring required.
- Concern: Large space between dock and swim continuator & electrical current and fresh water.
- Developer will be subleasing slips next year, creating list for next year. No slips sold separately only with the sale of new CVE lot. Contact Dan Hodge or John Pembroke for more information,

Transpac:

- Dan Jansen from Transpac
 - Will be looking into why we have lost 6 caps off the marina pillars.
 - Ramp grating was replaced with new decking.
 - Trip point on ramp, decking loose will have to tighten screws, loose bolts will fix and determine what needs to be done for the future.

Website: (Carolyn Anderson)

- New Website almost done with mobile response availability.

Architectural Design Committee: (Carolyn Cockrum, Chair)

- Lot #1 Walker – Site visit Sept 12. Updated plans Sept. 22, paint chips and landscape plan needed.
- Lot #C Mickels – Wood scrap box removed Oct. 6, roof, shingles, window, framed, 1st phase of landscape.
- Lot #6 Hepper– Painted, window, height certified, landscape design approved.
- 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 landscaped, back yard and hillside landscape delay.
- Lot #49 Uberuga – Phone call update 10/2 – wants to add a koi pond to his landscape plan. Site visit 2017, still owe \$3000 bond.
- Lot #58 Everett – Approval for Pool – Spring – still need to submit plans.
- Lot #61 Riel – Approved landscape plan, driveway ready for cement, cleaned hillside, ongoing work on home.
- Lot #71 Griggs – Landscape plan approved Sept 24, roofing, shingles, siding & interior work.
- Lot #87 Egeck –Dust control and encroachment issues with landscaper, height verified Oct 1st, Trusses delivered Sept 7, walls, forms, and framing on going building.

Firewise/Weed Abatement Committee: (Carolyn Cockrum, Chair)

- Meet with Patrick from Firewise Conservation to do a neighborhood walk/drive around CVE October 18 at noon to see what might be considered to begin a Firewise and Weed Abatement policy.
- Patrick will be writing up a report and sending it Chelan Fire for more information to help define our CVE needs.
- The committee will review the report and develop a risk reduction action plan.
- Goal for the community to have a Firewise tip sheet.
- Can be part of Firewise without having all community participate.

Compliance: (Carolyn Anderson)

- Letter sent to homeowner regarding camper parked in driveway. CCR's 10.6 Boats and Motor Vehicles. Boats, trailers, busses, motor homes and campers shall be parked or stored in a garage or if stored outside a building, the vehicles shall be placed in an' area screened from view by fen01ng or shrubs.

Adjournment:

The meeting was adjourned by Carol Cotten at 5:59 pm.

Next Meeting:

November 13th – 4:30 Carolyn house

Respectfully Submitted,

Carolyn Cockrum, Secretary