

CVE HOA Minutes

11/13/18

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 4:07.
- The 11/13/18 agenda was reviewed. Clarified that 2019 Budget will be discussed in the Treasurers Report, and an item from the ADC report will be discussed in the Compliance Report. - **BOARD Approved.**
- The 10/9/18 minutes were reviewed, and amended minutes were **BOARD Approved.**

Homeowner Input: DEVELOPER UPDATE

Special guest, Steve Jiran, Developer representative

- Updated the Board on the completion of Construction of the roadway improvements on/along Waterview Drive.
- Explained plan to deed over to the Board the following parcels for ownership of common areas.

Prop ID	Tax Parcel #	Legal Description	AKA	Acres	SF
40659	27-22-03-509112	Waterview Drive	Tract B	0.52	22651.2
40658	27-22-03-509111	Waterview Drive	Tract A	1.01	43995.6
41011	27-22-04-524600	Crystal Drive	Tract 1	0.32	13939.2
40965	27-22-04-520115	100 Crystal Drive	Tract C	1.12	48787.2

- Final deeds to be drawn up after questions are verified, and sent to Board President to sign-per the bylaws.
- Carol requested clarification of the maintenance needed for new property taken over by HOA
- Division 7 submitted in November to the City of Chelan for approval and recording. Should be completed by end of December 2018.

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

- Jim Walker noticed his address was the same as the upper pool emergency address sign. New sign will be made with correction.
- Sod has been removed from lower pool in preparation for the shelter. Irrigation in grass area will be relocated in spring 2019.
- Contract with All Star pool has been signed.
- The re-plaster of the lower pool – completion April 25th depending on weather.
- No painting or no new furniture needed this coming year.

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

- Committee gathering information regarding new entry design
- John suggested looking into Wenatchee Valley college art, graphic, marketing dept to help with making a design.
- General consensus is we like the “C”, style for our logo. Classic and long lasting.

Facilities Committee: (Brent Morrison, Chair)

- Noted sod removal and irrigation work to be done at lower pool shelter preparation area.
- Need to get the building permit.
- Discussed whether to wait to do the concrete or go ahead now 2018 - \$6000 – 2019 -\$4000– is it too cold?

Treasurer Report: (Dan Hodge)

Accounts = \$121,507.40
Reserve Accounts = \$99,349.31
Marina Account = \$47,193.86

- Sod removal for lower pool shelter preparation -expense under facilities
- Irrigation – expense under facilities
- Pruning – expense under landscape
- Lot #30 fine paid \$2000

A motion was made by Carol to approve Treasurers Report, Carolyn C second.

Treasurers Report **Approved by Board.**

2019 Budget Discussion:

- Details in the Budget Report.
- Dan moves to approve as amended and will make the changes.
- Carol second motion and all **Approved.**

Marina Treasurer Report: (Dan Hodge)

Marina Account = \$47,193.86

- Board has approved an assessment for each slip of \$250 at dues time.
- Temporary leasing for marina slips interest forwarded to Steve Jiran, developer.

Marina Report: (John Pembroke, Chair)

Slips: Occupancy: There are no boats currently moored in the marina.

Lake Level: The lake is at approximately 1095 feet. The marina continues to settle as the lake level drops. So far there is no sign of any binding as the docks ground.

Parking Lot:

The marina parking lot continues to be used for construction activities including dump truck access, loading/unloading of equipment and general parking. 2 of the 4 Public Parking signs have been removed. All of the signs are bent and scratched. The parking lot is dirty and has many oil stains from leaking trucks.

Buoys:

Received our two No Wake buoys which are being stored in the upper pool storage room. We will place the buoys next spring.

Occupancy Permit:

11/7 update from the City of Chelan. Temporary Occupancy Permit has expired in July and would be extended until The Right of Way Lease is resolved for Permanent Occupancy. CVE have made multiple requests of the city for a meeting date to discuss.

Transpac:

We now have 7 piling caps missing. Will be taken care of, not just a summer issue. UHMW transition wedge at the bottom of the ramp has been installed to reduce the tripping hazard associated with the new ramp grating.

All water systems have been winterized and blown out.

Website: (Carolyn Anderson)

Complement from homeowner ☺

Documents have been moved into a readable document and running well.

Request for hosting posting fee has been paid for 2019.

Architectural Design Committee: (Carolyn Cockrum, Chair)

- Lot #1 Walker – Continued issues with contractors, concrete poured for walls, pool installed, paint chips and landscape plan needed.
- Lot #C Mickels – Wrapping on front & side of house, siding on west side, work on pool, 1st phase of landscape.
- Lot #6 Hepper–Completed and occupied, landscaping wall completed, landscaping delayed till spring 2019.
- Lot #30 Lally – Homeowners have moved in, new fence around pool.
- Lot #33 Colvin – Landscape completed, Colvin asked for construction deposit refund.
- Lot # 44 Treglown – Driveway finished and land scaped with rock. Asked for delay in hillside /backyard till next Spring. Request for construction deposit refund.
- Lot #49 Uberuga – Phone call update 10/2 – Update to landscape plan. Site visit 2017, still owe \$3000 bond.
- Lot #58 Everett – Approval for Pool – Spring – still need to submit plans.
- Lot #61 Riel – Landscape completed 9/30. Ongoing construction at home.
- Lot #71 Griggs – Home occupied, landscape plan approved Sept 24th, will be completed in the Spring.
- Lot #80 Fiest – Landscape project on going – delays from landscaper.
- Lot #87 Egeck –Siding and front door on.

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

- Meeting with Patrick Hagerty from Fire Conservation in October.
- Did a CVE Firewise/Weed Abatement assessment. Will send report to Chelan Fire for more input on what we can do to help and improve our community safety.
- Report will help the committee compile a Firewise/Weed abatement tip sheet for home self-improvement and a more comprehensive plan for Crystal View Estates.

Compliance: (Carolyn Anderson)

- Letter for the motor home was sent and moved immediately.
- Compliance letter from the Board to - Lot 1- Letter signed and registered, requiring marina parking lot as it was before construction started.

SPECIAL TOPICS:

- CVE Irrigation and Frontier cable was cut accidentally and is being resolved.
- Both CVE irrigation and Frontier Cable crossed over Lot 1 property.
- CVE irrigation needed to be rerouted so that the entire system is on HOA property.
- Frontier Cable is requesting an easement to cross HOA property. More information will be obtained before granting an easement.
- Will insure that we have a potable system and proper conveyance device in place.

Adjournment:

The meeting was adjourned by Carol Cotten at 6:15pm

Next Meeting:: January 8, 2019 4:30-6:00

Respectfully Submitted,

Carolyn Cockrum, Secretary