

CVE HOA Minutes

January 8th, 2019

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

Attending guests: Steve Jiran, Developer Representative

- The meeting was called to order by Carol Cotten, President at 4:35.
- The 1/8/19 agenda was reviewed. - **BOARD Approved.**
- The 11/13/18 minutes were reviewed, and Carolyn C asked to have them amended and then approved later through email. - **BOARD Approved.**

Homeowner Input: DEVELOPER UPDATE

Special guest, Steve Jiran, Developer representative

- CC&R's to be amended to include legal descriptions of lots in Phase 6 and Phase &..
- Height restrictions to be included.
- Tract 1 identified as non buildable lot.
- Tracts to be deeded to CVEHOA will be presented at next meeting.
- Crystal Crest to be developed but no specific details presented .

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

- No update

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

- No update

Facilities Committee: (Brent Morrison, Chair) reported by Carol Cotten

- No update

Treasurer Report: (Dan Hodge)

Accounts = \$111, 546.40
Reserve Accounts = \$99,816.65
Marina Account = \$45,649.57

2019 budget was built based on 100 lots. With the addition of 14 more lots in Division 7 likely have \$12,250 additional income with minimal additional expense.

With the allocations for planned projects

- Entry sign - \$20,000
- Lower Pool Shelter \$8,000
- Re-plaster Lower pool \$30,500
- Lower Pool heat pump \$2,500
- Paint Lower Pool Fence \$2500
- Paint Swim Dock and Observation Railing \$3,300

- Removal of old ropes and posts \$2000 and misc. projects \$1000 =

Total \$69,800) we will be using much of the carryover available in the Operating Accounts and may not have to access the money in the Reserve Accounts.

Adding \$25,000 to \$50,000 to reserves.

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

Marina Treasurer Report: (Dan Hodge)

Marina Account = \$45,649.57

- 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 and Lake Level

The lake is at approximately 1089 feet as of 1/4./19.. There are no boats moored in the marina. The combination of the marina settling and winter cold has caused a few issues. The issues are noted under Transpac below.

Parking Lot

Construction use of the parking lot has stopped. The Public Parking signs have been replaced with new signs. The new signs do not have the Crystal View "C" logo and were not placed in the exact same location but cover the occupancy permit requirement. Once the parking lot is cleaned in the spring we will need to determine whether resurfacing is necessary.

Transpac:

An email was sent to Transpac on January 2nd outlining three marina concerns.

- 1) Many of the HDPE face boards have broken bolts. At last count (12/22) there were 40. This was first noticed in November along the main dock as it grounded. Further inspection shows broken bolts on grounded and floating docks.
- 2) Some dock grates are loose, one has a sheared bolt.
- 3) The single attenuator closest to the road on the up lake side has settled onto the beach at a precarious angle. There is additional stress on the rubber joint and piling collars resulting in some bent and missing bolts. Dan Jankelson responded with a repair proposal.
 - The HDPE bolts will be replaced with larger bolts. He was surprised by the amount of thermal expansion and contraction that caused the bolts to shear.
 - Transpac expected a few grates to loosen as the marina grounded. These will be tightened or replaced as necessary.
 - They have proposed "stops" on the pilings for the single attenuator. The stops will keep the single attenuator parallel to the top attenuator to the north which will prevent the stress on the rubber boot and on the collars around the piling. The other option would be to change this to a double tube attenuator as the others are.

Dock Boxes

An email will be sent out to all licensees to see if there is interest in putting a large order together. This would keep costs down, ensure uniform look, and possible "sharing" with a finger pier neighbor. Primary use would be for hoses, deck chairs, life jackets, extra fenders/lines and boat covers. Not allowed to be stored in the boxes: flammable material, gasoline, propane, and aerosol.

Website: (Carolyn Anderson)

Compliment from homeowner 😊

Architectural Design Committee: (Carolyn Cockrum, Chair)

- Lot #1 Walker –Roof,walls, & decks up. Paint chips and landscape plan requested
- Lot #C Mickels –Siding, windows, roof, shingles & upper landscape. Paint chips and landscape plan requested.
- Lot #6 Hepper–Completed and occupied, landscaping delayed till spring 2019.
- Lot #30 Lally – Completed and occupied, fence completed around pool.
- Lot # 44 Treglown – Request for construction deposit refund denied. Driveway finished and land scaped with rock. Asked for delay in hillside /backyard till next Spring.
- Lot #49 Uberuga – Phone call update 10/2 – No 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. Occupied.
- Lot #71 Griggs – Home occupied, landscape plan approved Sept 24th, will begin in the Spring.
- Lot #80 Feist – Landscape project on going – delays from landscaper.
- Lot #87 Egeck –Window, siding, front door, shingles and rear landscape wall completed. Height verified Oct 1st.

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

- Update from Patrick Hagerty, Project Coordinator with Cascadia Conservation District, through email - Community Assessment report to done by the end of January.

Compliance: (Carolyn Anderson)

- None to report

SPECIAL TOPICS:

- a. Dan Hodge will meet with Frontier representative at the property to assess location of cable and lot disturbance. Board will be updated.
- b. Thomas Walker, architect, contracted to review new home plans submitted and to work with ADC to clarify and simplify Design Guidelines.
- c. CVE HOA Newsletter- Carol will draft and send to Board.

Adjournment:

The meeting was adjourned by Carol Cotten at 6:35pm

Next Meeting:: Feburary 12, 2019 at Dan Hodges home - 4:30-6:00

Respectfully Submitted,

Carolyn Cockrum, Secretary