

CVE HOA Minutes

February 12th , 2019

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

Attending guests: Steve Jiran, Developer Representative (Called in)

- The meeting was called to order by Carol Cotten, President at 4:35.
- The 2/12/19 agenda was reviewed - **BOARD Approved.**
- The 1/8/19 minutes were reviewed – **BOARD Approved.** Homeowner Input: **DEVELOPER UPDATE**

Special guest, Steve Jiran, Developer representative

- Steve Jiran presented the new maps with height elevations listed at ground level.
- Board and ADC asking to have all maps be updated to have elevation/maximum ridge height of home listed on maps, including a legend in lower left of map to include maximum ridge height of home.
- Lot 104 legal record, keeping it as a buildable lot.
- Tract B being converted back to buildable lots 148 and 150.
- Crystal Crest land is currently in review by developer of what they want to do with it. Possibly larger lots.

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)

Account balances as of January 28, 2019 are:

Operating Accounts = \$110,865.90
Reserve Accounts= \$99,816.65
Marina Account = \$45,028.34

The YTD income is \$17.52 Interest on Savings. 2018 Dues invoices should be ready by the end of February and due by May 1st.

Operating expenses YTD were \$1323.45 (1.0% of Budget). All expenses appear generally in line with expectations.

The 2019 budget was built based on 100 lots. With the addition of 14 more lots in Division 7 we will likely have \$12,250 additional income with minimal additional expense. Entry sign - \$20,000

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 = \$45,028.34

- \$250 Marina invoices should be ready by the end of February and due by May 1st.
- Temporary leasing for marina slips interest forwarded to Steve Jiran, developer.

Marina Report: (John Pembroke, Chair)

Occupancy Permit:

No update

Slips and Lake Level:

- Current lake level is about 1086 feet which is down 3 feet in the past month. There are no boats moored in the marina.
- Steve Jiran has kindly offered to trade slip E13 to Tim Sullivan in B12. Tim's boat was oversize for his 25' slip and was looking to trade up to a 30'. The trade and associated fees were agreed upon and all paperwork has been completed.
- Steve will be updating the 12 license agreements for Pacific Rim.

Transpac:

Status of Transpac repairs needed noted in last report:

- 1) The HDPE boards have been re-fastened with larger bolts. The work crew from Transpac found additional sheared bolts and also repaired them
- 2) The loose dock grates have been tightened.
- 3) The Marina committee has authorized Transpac to proceed with piling stops to level the single attenuator closest to shore. These will be installed prior to the lake rising.

Dock Boxes

We have 10 members interested dock boxes. One member is ordering two (two slips) plus the marina box makes a total of 12 so far. Able to find better pricing (old quote for 5+ was about \$550) for 10 plus totaling \$389.20 EA including shipping, no tax. The boxes are white fiberglass and measure 39.5" L x 19.75" W x 21.5" Tall.

Billing, shipping, and delivery details will be in next board meeting minutes.

Goose Droppings

One HOA member shared an idea on how to help solve the problem of goose and duck poop on the docks. It is quite thick on some finger piers. Geese learn that static deterrents such as plastic owls or coyotes are not real therefore do not work for long. If this is just a spring and fall problem we may not need to do anything (except clean) but it is worth discussing and monitoring.

One recommendation: **Dori Poles**

Poles are highly visible, decorative pennants - and, one of the most effective ways to discourage birds from frequenting your lakeside property.

"Birds don't want to be under the shadow of the pennant," said Roger Lepley, president of [Consort Display Group](#).

Dori Poles

Lepley has used the colorful and flowing pennants on his own 60-foot dock for the past eight years and hasn't had a bird problem since. He said the 19' Dori Poles tend to be more effective because they cast a larger shadow - which apparently the birds don't want to be under.



Website: (Carolyn Anderson)

Compliment from homeowner 😊

Architectural Design Committee: (Carolyn Cockrum, Chair)

- Lot #1 Walker – Paint chips received, 1/24 sent email letter that paint colors were denied, same as neighbor.
- Lot #C Mickels – 1/1 received email with paint chips and landscape plan, 1/7 email request more info, 1/22 letter verifying exterior paint chips, 1/23 letter to verify changes in submitted plan. Changes accepted by ADC.
- Lot #6 Hepper – Completed and occupied, landscaping delayed till spring 2019.
- Lot #37 Adami – 2/7 Email that application & fee will be submitted
- Lot # 44 Treglown – 1/30 Approved for partial refund of construction bond \$2500 with \$500 hold back till landscape is complete. Driveway finished and landscaped 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 #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 be completed by the end of January.

Compliance: (Carolyn Anderson)

- Board recommends Landscape signs to be taken down when no landscaping is currently going or within 1 month of completion.

SPECIAL TOPICS:

- Frontier/CVE Easement Dan Hodge
Board Approved easement with Frontier for cable across tract B.
- CVE HOA Newsletter Carol Cotten
Board Approved HOA dues letter.

Adjournment:

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

Next Meeting:: March 12, 2019 at Carolyn Anderson's home - 4:30-6:00

Respectfully Submitted,

Carolyn Cockrum, Secretary