

CVE HOA Minutes

March 12th , 2019

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

Attending guests: None

- The meeting was called to order by Carol Cotten, President at 4:35.
- The 3/12/19 agenda was reviewed and amended- **BOARD Approved.**
- The 2/12/19 minutes were reviewed – **BOARD Approved.**

Pool Committee: (Kathie Morrison, Chair)

- All Star Pool arrived on Monday March 11th to start working on the lower pool but there was still snow on cover.
- Shawn will drain the pool after the snow has melted and start process.
- Lower pool should be completed with scraping, sealing, and resurfacing by April 4th.
- No new furniture or maintenance is scheduled for this year.

Landscape Committee: (Paula Alkema, Chair)

- Landscape Committee will meet with Joe Anderson Landscaping for input and bid regarding CVE entry and new signage.

Facilities Committee: (Brent Morrison, Chair) reported by Kathie Morrison

- Waiting to get 3 cement bids.

Treasurer Report: (Dan Hodge)

Current account balances as of February 28, 2019 are;

Operating Accounts = \$106,938.37

Reserve Accounts = \$100,286.20

Marina Account = \$31,315.56

The YTD income is \$505.13 Interest on Savings. 2018 Dues invoices have been sent and are due by May 1st. (The first dues payments were posted to the accounts on March 1st.)

Operating expenses YTD were \$2769.04 (2.0% of Budget). All expenses appear generally in line with expectations. In February the DNR Lease (\$4082.75) was paid out of the Marina account. Also the Dock Boxes were ordered, total cost was \$9635.86.

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

Treasurers Report **Approved by Board.**

Marina Treasurer Report: (Dan Hodge)

Marina Account = \$31,315.56

- Marina participants who ordered dock boxes will be invoiced to reimburse this expense.

Marina Report: (John Pembroke, Chair)

Occupancy Permit:

Jeep Carpenter met with Thomas Tupling (City of Chelan) on 3/1 to discuss the Right of Way (ROW) lease. The city wants us to pay \$16,000 for an appraisal of the ROW (Right of Way) area (450 sq ft). They want to determine the value of this access based on the Fair Market Value of the Marina and possibly FMV (Fair Market Value) of the homes and lots with slips. We plan to meet with Bill Gould with the WSDOT to gain insight on existing WSDOT ROW leases and value assessment.

Slips and Lake Level:

- Current lake level is about 1085 feet which is down 1 foot in the past month.
- There are no boats moored in the marina.
- There are old anchors visible in the shallow water. One is a large concrete ball, an engine block, also old pipes and other garbage on the lake bottom. Thoughts on cleaning this up.

Slip Lease/Rules

- The Developer has indicated they will not be leasing slips this season.
- Additional information is needed for slip leases including the Make, Model and Length Overall of the boat.
New lease forms will be developed.

Transpac:

- 1) There are additional HDPE boards with sheared bolts.
- 2) The rubber boot on the single attenuator is now disconnected from the double tube. The single attenuator is laying flat on the beach.

Dan Jankelson was down on the docks this morning (3/11). He will have a team over in the next few weeks to install the stops for the single attenuator and replace the HDPE bolts. He will have another team over later in the spring to adjust the finger pier bushings to allow a little more movement in the piers to limit binding and loose dock grates.

Dock Boxes:

An order was placed for 23 dock boxes on 2/19. The cost was \$387.20 each plus \$31.75 in sales tax. The boxes should arrive the first half of April.

MARNIA PARKING LOT:

Cement car stoppers are being looked at for the marnia parking lot for roughly \$50 each.

Website: (Carolyn Anderson)

No issues. Will update the minutes and Appendix C on the web site.

Architectural Design Committee: (Carolyn Cockrum, Chair)

- Lot #1 Walker – 3/7 New Paint chips approved.
- Lot #C Mickels – 1/23 letter to verify changes in submitted plan.
- Lot #6 Hepper – Landscaping delayed till spring 2019.
- Lot #37 Adami – 3/8 deposit and plans mailed in.
- Lot # 44 Treglown – 1/30 Approved for partial refund of construction bond.
- Lot #49 Uberuga – 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 – Landscape plan approved, will begin in the Spring.
- Lot #80 Feist – Landscape project on going.
- Lot #87 Egeck – Landscape wall completed.

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

Updated board after attending Wildland Fire workshop held at Campbells resort. NCW — Wildfire experts are forecasting normal potential for large fires during the upcoming fire season. Wildfire potential in Eastern Washington is about the same as most years. But in Western Washington the potential for significant wildfires is above normal, according to the National Significant Wildland Fire Potential Outlook.

- More fire safety tips:
<https://www.nfpa.org/-/media/Files/Firewise/Factsheets/FirewiseHowToPrepareYourHomeForWildfires.pdf>

Compliance: (Carolyn Anderson)

- Board recommends Landscape signs to be taken down when no landscaping is currently going or within 1 month of completion. 2 homeowners need to have their landscaper signs taken down.

SPECIAL TOPICS:

- Fencing:
All fencing within CVE property must be approved by the ADC.
- **Board election – There will be 2 board positions opening.** Dan will be running and Carol will not be running for the Board. More information will be in the newsletter and also on the web site.
- HOA Membership email addresses were requested by the social committee to be used in sending out invites to CVE social events. An alternative is to create a CVE Facebook page, or send out by board member or chair.
- Appendix C – has been updated and needs to be put on the website. Electrical meter locations (must be recessed into wall and cannot be on front of house)–When ADC meets to update and reformat guidelines, it is suggested that language regarding electrical meters be clarified.

Adjournment:

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

To do list:

Packet for all annual meeting members
Packet for all members that didn't come
Summary from each committee

Next Meeting:: April 9th, 2019 at Carolyn Cockrum's home - 4:30-6:00

Respectfully Submitted,

Carolyn Cockrum, Secretary