

CVE HOA Minutes

April 9th , 2019

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

Attending guests: Steve Jiran -Pacific Rim Developer

- The meeting was called to order by Carol Cotten, President at 4:35.
- The 4/9/19 agenda was reviewed - **BOARD Approved.**
- The 3/12/19 amended minutes were reviewed – **BOARD Approved.**

Developers Update:

Crystal Crest is short platted originally with 16 lots. Intent is to have 9 or 10 lots at this time. The lots will be half acre to acre in size and be able to build a home of 2400sf with 3 car garage.

- Dan is requesting a bank of mail boxes for Crystal Crest.
- ADA ramps will be put into the new areas of phase 6 and phase 7 during the end of April and May.
- Tract 1 will be cleared and graveled

Pool Committee: (Kathie Morrison, Chair)

- Pool Committee Reported that all cards have been active.
- Pools will be open and ready by May 1st.
- May 1st a work party to help paint the swim dock by Marnia.
- Kyle Miller will be cleaning the bathrooms this year.
- A reminder that the pool rules will be in the annual letter.

Landscape Committee: (Paula Alkema, Chair)

Landscape Committee met with Joe Anderson Landscaping at CVE to discuss the design of an updated entrance sign, landcape needs , and clean up the much overgrown landscape to plant fire safe plants. His company, located in Wenatchee, is an all inclusive company and would be able to do the work all in house with his staff.

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

- Lower pool shelter cement pad poured and shelter framed.
- Pool key pad and marina key pad activated.

Treasurer Report: (Dan Hodge)

Current account balances as of April 4, 2019 are;

Operating Accounts = \$154,305.51

Reserve Accounts = \$100,286.20

Marina Account = \$31,3121.91

Attached for your review are the Account Balances and Profit & Loss Budget vs. Actual statement as of March 28, 2019.

The YTD income is \$58,277.48 (65.3% of budget), HOA Dues collected is \$57,750 (66% of Budget) .

Operating expenses YTD were \$5,425.89 (3.9% 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. Marina participants who ordered dock boxes will be invoiced to reimburse this expense.

In April we will have most of the expenses for the Lower Pool repair. A motion was made by Carol 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)

4/9/19 Marina Update:

Occupancy Permit:

No Update. We have not met with the City.

Marina General:

Current lake level is 1085.52 after a low of 1084.62 on 3/23. There are no boats moored in the marina. Received a quote from the Dock Company to remove the old anchors, pipes and engine block that came in at \$2700.00. Dan Jankelson with Transpac will assist in having Mountain Barge quote. Hoping to have the dock water turned on 4/12 or 4/13 with the help of Arturo and Bering. After the water is on we will have volunteers pressure wash.

Slip Lease/Rules:

Have created a form for short term moorage intended to be used for guests of residents while staying in the Chelan area. The Marina Committee is meeting on 4/10 and form will be reviewed.

Transpac:

- 1) Sheared bolts on the HDPE boards continue to be an issue. Bolts that were replaced have sheared again. Transpac will be replacing the 5/16" bolts with 3/8".
- 2) Stops have been placed on pilings of the single attenuator. Been raised up and reattached to the top tube of the next attenuator.
- 3) Transpac has completed the adjustment of the bushings on the finger piers to reduce binding.

Dock Boxes:

The dock boxes were delivered on 4/9 and owners have been contacted. Arrangements have been made and bolts and tap for installation was ordered. Transpac recommendation to bolt the boxes to the steel beam under the dock grid.

Website: (Carolyn Anderson)

No issues. Will update the amended minutes on the web site.

Architectural Design Committee: (Carolyn Cockrum, Chair)

Homes in progress:

Lot #1 Walker
Lot #C Michels

New approved plans :

Lot 37 Adami
Lot 106 Anderson

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

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)

- All fencing must be approved by ADC.
- Landscape and construction signs are allowed only during active project work. All signs must be removed at the completion of the project.
- 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:

- a) April HOA Newsletter Draft – will finish the finalized letter and add list of pool rules.
- b) CVE HOA Membership List Sharing Plan – ideas include, neighborhood signup, facebook or blindcopy by email .
- c) CVE Board Election - 2 Board positions are open for 2019 - 2020
- d) Annual Meeting Format – Committee reports will be available to read instead of reporting.
- e) Compliance – Letter will be sent out.

Adjournment:

Meeting adjourned by Carol Cotten at 6:35pm

To do list:

Packet for all annual meeting members
Packet will be posted on website
Summary from each committee

Next Meeting:: May 14h, 2019 at Carol Cotten's home - 4:30-6:00

Respectfully Submitted,

Carolyn Cockrum, Secretary