

CVE HOA Minutes

July 9th, 2019

Attending board members were: Dan Hodge, Carolyn Cockrum, John Pembroke, Carolyn Anderson and Tim Sullivan.
Attending guests: Paul Will and Kelly Lot #7..

- The meeting was called to order Carolyn Cockrum, Secretary at 4:35.
- The 7/9/19 agenda was reviewed - **BOARD Approved.**
- The 5/14/19 minutes were reviewed – **BOARD Approved.**
- Annual meeting minutes were approved to be put on the website until next year's annual meeting in June. All HOA members will have final vote in June of 2020.

Election of Officers: Introduction of board members, Dan Hodge, Carolyn Anderson, John Pembroke, Carolyn Cockrum, and Tim Sullivan.

President – Carolyn Anderson
Treasurer - Dan Hodge
Secretary - Tim Sullivan
Marina Manager - John Pembroke
Chair, Architecture Design Committee - Carolyn Cockrum
Compliance - Tim Sullivan

Homeowner Input:

Paul and Kelly Will asked to come and meet with the board at the last minute to explain their lot situation.

They stated that they feel they have been misunderstood by the Architecture Design Committee after the being denied a 6 ft height variance to build above the maximum sea level for their lot. They have worked with their architect and have a footprint to build on the difficult lot. Turning the house and moving it up on the lot would gain them the height needed to be able to see above the neighbor house on their right. Per the Will's, if they were granted the variance it wouldn't have any impact on any neighbors, on the sides or behind .

The ARC denied the Will's request because of potential impacts to neighbors and to the potential negative consequences to the community of a precedent. The committee denied the waiver because the information provided by Paul Will did not clarify to the committee how the Lot 7 view was blocked by the home on Lot 6. The CC&R's do not guarantee a 180 degree view of the lake. The committee does not grant maximum height variances without clear reasons for the request.

The Board listened to the Will's request and thanked them for sharing.

Pool Committee: (Kathie Morrison, Chair)

- Next year the pools will open in mid May to give more time to warm up the water.
- Upper pool shower is leaking, will continue to drip, and will need an estimate to fix.
- Upper pool numbers that are missing will need to be special ordered.

- Kathie Morrison has resigned/retired as Chair, from the Pool Committee effective 7/23/2019. We want to thank Kathie for all the years of volunteering and service to the pool committee and other efforts you have brought to the CVE community.

Landscape Committee: (Board Members)

- Arts Hedges and Edges invoices have been submitted to Ruth and Dan to be reviewed for approval.
- Will verify that we are staying in line with previous years.
- Carolyn A will talk to more people about volunteering for the landscape committee (common space).
- An email will go out to the HOA asking for volunteers needed to help with the landscape committee.
- Former landscape committee Chair (Paula Alkema) resigned. We want to thank her for her contributions over the years.
- Arts Edges to Hedges (Art and Maria) will be continuing to take care of the common areas.
- Sign and front entrance update –\$100,000 budget. Goal is to design a new CVE entrance sign and entrance landscape. Estimate would determine how much fire prone vegetation could be-removed–Developer has stated that he would put in half, \$50,000.

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

- Shelter finished
- No Overnight Parking, Day Time Only signs installed at the upper and lower pool parking lots.
- 2 new cracks in the concrete on upper pool are on watch and should be fixed.
- Brent Morrison has resigned/retired as Chair, from the Facilities Committee effective 7/23/2019. We want to thank Brent for all the years of volunteering and service, all the committee’s he ‘s been on, and his lastest achievement , the lower pool shelter. We will miss you and your insight that you have brought to the CVE community.

Treasurer Report: (Dan Hodge)

The Bank Statements and Financial Reports as of June 28, 2019. The account balances and financial reports appear to accurately reflect the financial status of the HOA.

Current account balances as of June 28, 2019 are;

Operating Accounts = \$131,711.50
 Reserve Accounts = \$100,742.59
 Marina Account = \$54,713.97

The YTD income is \$101,661.897 (113.9% of budget), HOA Dues collected is \$98,875 (113% of Budget) this is a result of the additional lots brought into the HOA that were not budgeted. As of June 28th all HOA dues and Marina maintenance fees have been paid in full.

Operating expenses YTD were \$67,248.83 (48.8% of Budget). Most expenses appear generally in line with expectations. In June we paid Davis Ameil Law \$1055.25 for review of the Architectural Review Guidelines.

A report will be published later this month for the Marina Participants showing the 2019 beginning balance, income, expenses and ending balance for the Marina funds.

Treasurers Report Approved by Board.

Marina Treasurer Report: (Dan Hodge)

- Marina Account = \$54,713.97

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

[Marina Report: \(John Pembroke, Chair\)](#)

Occupancy Permit

The survey has been completed. The ROW Air lease covers 237.37 Sq Ft. Jeep Carpenter is going to discuss this with Thomas Tupling. The desire is to use the original 1994 agreement/escalation to figure the new ROW Lease Rate.

Slips and Lake Level

Current lake level is about 1099.5. The lake is full. 34 slips are currently occupied. 37 slips have been occupied at some point during the season. A total of 4 slips are being leased to CVE residents.

A question has been asked about board/kayak racks that attach to the main dock and hang over the slip. John stated he thinks this could encourage swimming in the marina. He also stated he thinks we should provide SUP racks under the swim dock stairs.

Transpac

Dan Jankelson is checking with Mountain Barge as to when they can install the missing piling caps. Dan's team left the caps with them in April.

Emergency Ladders

John is working with the emergency ladder supplier. We are in the process of verifying the mounting holes in the brackets line up with the steel beams in the marina. John has put the order on hold until we verify this.

Parking Lot

The marina lot is covered in dirt and rocks from Tuesday's storm. Can we have Art clean the lot?

There is a green BMW 318i Convertible parked in the marina lot. It has been there over a week. Can we send a note to all CVE members to see if anyone knows who it belongs to? If we get no response it should be impounded.

Marina access

It has been proposed we make both the swim dock and marina gate accessed by card to get in or out. There is speculation that people are climbing down the rocks to get onto the docks then opening the gate to let others in to either the swim dock or marina. This is a safety hazard. If we see this type of activity we need to speak to the individuals involved.

Marina Rules

Still need copies of 2020 registration for 3 boats currently in the marina. Each licensee has received 3 emails advising that this is required. John requested to send each a compliance letter and begin a \$25.00 per day fine day 4 days after the letter is sent.

[Website: \(CarolynAnderson\)](#)

New Architecture Design Guidelines have been posted

[Architectural Design Committee: \(Carolyn Cockrum, Chair\)](#)

Home plans approved:

Lot #93 Sanderson

Homes in progress:

Lot #1 Walker

Lot #C Michels

Lot #106 Anderson

[Firewise/Weed Abatement Committee: \(Carolyn Cockrum, Chair\)](#)

June 19, 2019 -Deputy Chief Mark Donnell spoke to the Fire & Safety Committee.

- Gave update on what to expect for the Spring/Summer fire outlook, lack of snow pack and rain.
- Keep a 5 – 30 inch fire barrier around the house
- Keep vacant lots to a 4 inch height and free of high fire weeds, bushes, and trees
- Went over ideas on how to get homeowners involved in protecting their property.
- Set up fire safety assessment home visits for Fire Safety Committee with Chelan Fire & Rescue.

More fire safety tips:

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

June 26th, met Mike Mackey, Chelan County Noxious Weed Manager

www.co.chelan.wa.us/noxious-weed/pages/resources.

- Toured the CVE community for noxious weeds that need to be eradicated and nuisance weeds that need to be controlled.
- Letters of compliance were written to those who need to maintain their lots or have noxious or nuisance weeds eradicated.

Social Committee: (Deb Fiest, Chair)

1. Grand Opening of the Lower Pool shelter - July 12th from 4pm to 6pm at the Lower Pool.
2. Social communication signup will be at the pool party..

Compliance: (Carolyn Anderson)

- Landscape signs will be taken down until landscaping on property resumes.

SPECIAL TOPICS:

- A) CVEHOA Membership List Sharing Plan – CVE community want to have a directory. Carolyn A will work on email list to send out to community. To be on the list, it will be an OPT IN ONLY .
- B) Landscape Committee Membership – There are currently no members. A recruitment letter to be sent out to the HOA asking for volunteers.
- C) CVE Sign Replacement – Past Board President Carol Cotton emailed her concern for the sign replacement without a financial commitment from the developer would not be in the CVE best interest. After discussing, Dan Hodge thinks we should pursue and have a board member as a liaison meet with Steve. Carolyn A will report back after their meeting.
- D) Guild B Home Tour – September 21st from 10-4 . Victoria is our contact and working with John Pembroke.
- E) We have 2 homes in Crystal View Estates on the Home Tour - Dave and Patti Riel home on 241 Crystal Drive and Vadim and Valentina Sherbinin on 106 Crystal Drive .
- F) No parking on Crystal Drive, lower pool, or marina parking lots unless you are a homeowner, or the side streets?
- G) Parking for the tour will be provided at the upper pool and a shuttle bus to the homes.
- H) The retention pond at the bottom of the marina parking lot will need to be excavated and cleaned after the storm in late June. Bids are out now to do the work.
- I) Water meter at the bio-swale on Waterview has been removed. Discussion as to whether the meter is needed. do we need it and how much?

Adjournment:

Meeting adjourned by Carolyn Anderson at 7:35pm

Next Meeting: August 13, 2019 4:30pm - Carolyn Anderson's house

Respectfully Submitted,

