

CVE HOA Minutes

August 13th, 2019

Attending board members were: Dan Hodge, Carolyn Cockrum, John Pembroke, Carolyn Anderson and Tim Sullivan.
Attending guests: Steve Jiran, Mikaila Harberd, Lori Everett.

- The meeting was called to order Carolyn Anderson, President, at 4:32.
- The 8/13/19 agenda was reviewed - **BOARD Approved.**
- The 7/09/19 minutes were reviewed – **BOARD Approved.**
- Request to post drafts of monthly minutes to the HOA website.

Homeowner Input:

None.

Pool Committee: (Mikaila Harberd, Chair)

- Mikaila Harberd assumed the Pool Committee Chair from Kathy Morrison.
- Lower Pool Cold, possible power spike, Will Follow up with pool maintenance provider.
- Maintenance items pending, Repair upper pool deck cracks, Replace upper pool missing tiles.
- Repair upper pool shower leak:
- Suggested maintenance items for 2020: Reseal both pool decks, Restripe upper parking lot,
- Repaint lower pool iron fence.
- Suggested purchases for 2020:- Patio table & 4 chairs for lower pool shelter,
- Install something to provide shade at the lake swim dock such as an awning , provide better access to the lake from the dock ie: stairs or ladder replacement.

Social Committee: (Deb Fiest, Chair)

- Grand Opening of the Lower Pool shelter was held on July 12th great turn out.
- Follow-up for a End of Year party (September) at the upper Pool.

Landscape Committee: (Board Members)

- Arts Hedges and Edges invoices have been submitted to Carolyn and Dan to be reviewed for approval.
- Track 1 plan to be updated by the developer (August/September)
- Carolyn Anderson will talk to more people about volunteering for the landscape committee (common space).
- The Web Site has been updated under Whats Happening asking for volunteers needed to help with the landscape committee.

Facilities Committee: (Tim Sullivan)

- Key Card supplies and record files were given to Tim Sullivan.
- Brent Morrison provided card access training to Tim Sullivan and Carolyn Anderson
- 2 New cracks in the concrete on upper pool are on watch and should be fixed.
- Upper pool shower is secured due to water leak. Mixer Valve may be bad, it will not stop the water from leaking.

- Street Light knocked down by vehicle on the corner of Crystal Dr/Crystal Crest Dr, PUD and the City of Chelan notified

Treasurer Report: (Dan Hodge)

The Bank Statements and Financial Reports as of July 26th 2019. The account balances and financial reports appear to accurately reflect the financial status of the HOA.

Current account balances as of July 26, 2019 are;
Operating Accounts = \$131,382.56 (Checking)
Reserve Accounts = \$100,742.59 (2 CD's)
Marina Account = \$52,565.83

The YTD income is \$102,181.68 (114.5% 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 July 26th all HOA dues and Marina maintenance fees have been paid in full.

Operating expenses YTD were \$72,086.38 (52.4% of Budget). Most expenses appear generally in line with expectations. In July we paid \$217.48 for printing copies for the Annual meeting. The Annual meeting expenses exceed the budget by \$367.76 as a result of this expense and the social expense that were not budgeted. In September I plan to present initial information for the 2020 budget. Please let me know if you have questions.

Income Tax form (1120-H) filed on July 17th 2019.

HOA Annual Report Filed with the State of Washington

Marina Insurance Policy paid in full for the year.

Cashmere Valley Bank Account files pending update, Carolyn Anderson will visit the bank to complete.

Treasurers Report **Approved by Board.**

Marina Report: (John Pembroke, Chair)

Occupancy Permit No Update

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 has remained about the same at about 1099.5. The water temperature is in the low 70's! 35 slips are currently occupied.

Transpac

Most of the missing piling caps have been replaced. We are missing three. Two are on the dock by the marina dock box. I can install it in the next week or so. Will require 1 large cap from Transpac.

Emergency Ladders No Update

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.

Marina Rules

There was one incident of an unauthorized boat in the marina. John Uberuaga moved his boat into his slip, B11, without notifying me with insurance, registration and the CVE registration form. I have everything now but the CVE form. All outstanding copies of 2020 boat registration have been received.

Architectural Design Committee: (Carolyn Cockrum, Chair)

Lot #7 Paul Will has contacted the HOA Board Architect to review his rendering and Architectural Design Committee is waiting for communitation.

Lot # 95 Best, submitted application.

Home plans approved:

Lot #90 Smith

Homes in progress:

Lot #1 Walker

Lot #6 Hepper

Lot #90 Smith

Lot #C Michels

Lot #90 Sanderson

Lot #106 Anderson

Website: (CarolynAnderson)

New Board Member added to website and HOA officer position updated, NEW "What's Happening" page with information about special events.

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

- Keep vacant lots to a 4 inch height and free of high fire weeds, bushes, and trees
- Home inspection provided by the Chelan Fire District (July 9th). A report will be provided to the HOA from the Fire Dept.

Compliance: (Tim Sullivan)

- Home owner removed garage door panels from property.
- 3 Outstanding Boat Registrations were delivered to Marina Manager.
- Compliants on the Neighborhood Lights and the Dark Sky City Ordancance, I will review and advise.

Special Topics: (Board)

- Pacific Rim Transfer/Crystal Crest Development Steve Jiran presented to the HOA Board the proposed draft plans for Crystal Crest Drive extention of nine new lots.
- CVEHOA Membership List Sharing Plan –E-mail went out and many are responding, Carolyn Anderson is complying the list. (48 replies so far)
- Landscape Committee Membership – There are currently no members. A recruitment letter is to be sent out to the HOA asking for volunteers, also Website request posted.
- Guild B Home Tour – September 21st from 10-4 . Victoria is our contact and working with John Pembroke. 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 . No parking on Crystal Drive, lower pool, or marina parking lots unless you are a homeowner, or the side streets? Parking for the tour will be provided at the upper pool and a shuttle bus to the homes.
- Water meter at the bio-swale on Waterview has been removed. (No Update)
- The retention pond at the bottom of the marina parking lot is still pending a plan. And Walker Lot easement.
- Homeowner input from annual meeting June 2019, reviewed.
- Frontier easement followed up by Dan Hodge.
- Vendor List still pending.
- Process for handling Group E-mail's discussed.

Adjournment:

Meeting adjourned by Carolyn Anderson at 6:23 pm

Next Meeting: September 12, 2019 4:30pm at Carolyn Anderson house.

Respectfully Submitted,
Tim Sullivan, Secretary