

CVE HOA Minutes

September 12th, 2019

Attending board members were: Dan Hodge, Carolyn Cockrum, John Pembroke, Carolyn Anderson and Tim Sullivan.

Attending guests: None.

- The meeting was called to order by Carolyn Anderson, President, at 4:34 pm.
- The 9/12/19 agenda was reviewed - **BOARD Approved.**
- The 8/13/19 minutes were reviewed – **BOARD Approved.**

Homeowner Input:

- None.

Pool Committee: (Mikaila Harberd, Chair)

- Tim Sullivan procured and replaced 2 Weir skimmer doors in the upper pool.
- Upper Pool Service call on 8/14 and 8/20 to install new pool filters.
- Motion to provide a thank you note and 25.00 gift card to recognize Manuela who has gone above and beyond providing unpaid services cleaning the restrooms and pool deck areas – **Board Approved.**
- Both Pools to close on October 7th 2019 for the winter.

Social Committee: (Deb Fiest, Chair)

- Follow-up for an End of Year party (September) at the upper Pool. (Pending date)

Landscape Committee: (Board Members)

- Arts Edges to Hedges invoices have been submitted to Carolyn and Dan to be reviewed for approval.
- Motion to approve the Track 1 landscape plan provided by the developer - **Board Approved.**
- Carolyn Anderson (Board) has 2 volunteers for the landscape committee (common spaces).
- Arts Edges to Hedges to remove weeds below lower retention pond along highway 150.

Facilities Committee: (Tim Sullivan)

- Updated Key Cards and reissued to home owner for Lot # C, Lot # 49 and Lot # 90.
- 2 Cracks in the concrete on upper pool are being monitored and will need to be fixed.
- Street Light removed and pending repair confirmed by the City for Crystal Dr/Crystal Crest Dr.

Treasurer Report: (Dan Hodge)

The Bank Statements and Financial Reports as of August 28th 2019.

The account balances and financial reports appear to accurately reflect the financial status of the HOA.

Current account balances as of August 28, 2019 are;

Operating Accounts = \$126,537.73

Reserve Accounts = \$101,216.52

Marina Account = \$48,563.36

The Balance Sheet shows a -\$2991.30 balance. The Bank balance was \$1397.38 the difference is because of checks written in QuickBooks that had not been mailed. A transfer from Savings was made after August 28th to cover the checks written.

The YTD income is \$102,676.63 (115% of budget), HOA Dues collected is \$99,098.75 (113.3% of Budget) this is a result of the additional lots brought into the HOA that were not budgeted. All HOA dues and Marina maintenance fees have been paid in full.

Operating expenses YTD were \$80,838.32 (58.7% of Budget). Most expenses appear generally in line with expectations. Board reviewed the CVE HOA Draft 2020 budget, Final budget will be approved at a later board meeting.

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 There are 32 boats moored in the marina.

Current lake level is 1099.12 which is down about 6" in the past month

Transpac The two missing piling caps have been re-installed by John Pembroke.

The debris tube that extends from the shore to the first attenuator has become disconnected (the shackle pin backed out) from the attenuator. This is the second incident we've had with the debris fence. Given that it does not stop debris from entering the marina and we have continued maintenance issues with it, motion to have it removed – **Board Approved.**

Other Maintenance:

The marina gate was sticking badly. John Pembroke used a grinder to remove some of the surface on the strike plate, to reduce the sticking for now.

Emergency Ladders No update

Parking Lot

The parking lot continues to get drainage from the Walkers lot and the Frontier Cable easement area. We need Frontier to get the cable buried and add chip rock to the easement area in order to stop some of this flow into the area.

Marina Rules All boats in the marina are compliant.

Architectural Design Committee: (Carolyn Cockrum, Chair)

Lot 71 requested their construction bond be refunded/returned \$3000.00, Motion to return funds, – **Board Approved.**

Home plans approved:

Lot #95 Best

Homes/Projects in progress:

Lot #1 Walker

Lot #5 Ressler

Lot #6 Hepper

Lot # 15 Morrison

Lot #36 Mazzaferro

Lot #C Michels

Lot #58 Everett

Lot #90 Smith

Lot #93 Sanderson

Lot #106 Anderson

Website: (CarolynAnderson)

- Approved and Draft Board Minutes have been updated on the HOA website.

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 committee and then to the Board from the Fire Dept.

Compliance: (Tim Sullivan)

- (Dark Sky City Ordinance, The City recommended the HOA adopt the Chelan City Ordinance. CVE is in the City limits and is part of the 17.62 Dark Sky Ordinance). Tim Sullivan will develop an educational flyer and it will also be posted on the What's Happening section of the HOA Website, in Support of the Design Guidelines under Lighting on Page 25.
- E-mail sent for Trailer in driveway (home owner moved same day)
- E-mail sent for RV in driveway (home owner moved same day)
- E-mail sent to homeowner in regards to short term rental, problem resolved.

Special Topics: (Board)

- Tract 1 proposal and scope of work to landscape track # 1 lot before transfer to HOA. – **Board Approved**
- CVEHOA Membership List Sharing Plan –E-mail went out and many are responding, Carolyn Anderson is compiling the list. (50 replies so far)
- Landscape Committee Membership – two persons were recruited.
- Guild B Home Tour – September 21st from 10-4 . Victoria is our contact and will be 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 will be allowed on Crystal Drive, lower pool, or marina parking lots unless you are a homeowner. 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 in the process of repair. Motion to allow up to \$10,000 for repairs – **Board Approved.**
- Frontier is working to complete final cable installed.

Adjournment:

Meeting adjourned by Carolyn Anderson at 6:19 pm

Next Meeting: October 8th 2019 4:30pm at Dan Hodge's house.

Respectfully Submitted,
Tim Sullivan, Secretary