

CVE HOA Minutes

October 8th 2019

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

Attending guests: Steve Jiran,

- The meeting was called to order by Carolyn Anderson, President, at 4:34 pm.
- The 10/08/19 agenda was reviewed - **BOARD Approved.**
- The 9/12/19 minutes were reviewed – **BOARD Approved.**

Homeowner Input:

- None.

Pool Committee: (Mikaila Harberd, Chair)

- October 7th Pools closed for the winter, furniture stacked and water lines secured.
- Phone lines secured for the winter, Pools serviced and secured for the winter.

Social Committee: (Deb Feist, Chair)

- No updates.

Landscape Committee: (Board Members)

- Arts Edges to Hedges invoices have been submitted to Carolyn and Dan to be reviewed for approval.

Facilities Committee: (Tim Sullivan)

- Updated Key Cards for issue to home owner for Lot # 103, Lot # 77 and Lot # 111.
- Swim dock and both pools entry gates access secured for the winter.
- Water line to Tennis court drinking fountain secured/blown out for winter.
- Bathroom Water Lines secured at both pools. Upper pool water lines were blown out for winter.
- Street Light Base repaired, pending Light install by the City for Crystal Dr/Crystal Crest Dr.

Treasurer Report: (Dan Hodge)

The Bank Statements and Financial Reports as of September 27th 2019.

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

Current account balances as of September 27, 2019 are;

Operating Accounts = \$119,144.52

Reserve Accounts = \$101,216.52

Marina Account = \$48,454.53

The YTD income is \$103,442.90 (115.9% 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 \$85,997.80 (62.5% of Budget). Most expenses appear generally in line with expectations.

Reviewed 2020 Draft Budget.

Treasurers Report **Approved by Board**.

Marina Report: (John Pembroke, Chair)

Occupancy Permit

Jeep Carpenter and John Pembroke met with Thomas Tupling of the City of Chelan on 10/3/19. The proposal brought to the City was to continue the 1994 Air Lease agreement using an escalation based on Consumer Price Index (CPI). The survey completed in June 2019 shows 237 square feet of the pier are in the Highway Right of Way. The base rate was \$6.00 per square foot in 1994. Base on CPI the 2019 rate would be \$10.31 per square foot or \$2446.31 per year.

This proposal did not meet the requirement of the City. Per Thomas, the number of square feet is not how the lease is to be calculated. The new lease will be calculated based on the value of using the ROW to access the marina. To do this they need an appraisal.

We have a few other options.

1) Find the 2002 Department of Transportation (DOT) lease agreement and escalate it to the current year. Jeep will do a Public Records request to obtain this unless Dan or Darrell has a copy. Thomas may be able to sell this to City personnel.

2) Fill in the Right of way (ROW) area. This would require removing the decking and installing a foundation at the 1100 foot level, fill it in and pave or concrete it. I'm not completely clear on whether this resolves the situation. This would require "CEPA" permits and maybe others. The long run savings may be worth the expense.

3) Change the ROW so it does not include the 237 sq ft of pier area. I'm not sure this is feasible.

Slips and Lake Level

There are 10 boats moored in the marina. Current lake level is 1096.5.

Jim Walker has permission from Mark Baier to use his slip. Jim needed to get his boat off his lift.

Dan Hodge and Mark Duffy traded slips (D12/E5). All paperwork has been completed.

Mark Duffy's boat broke loose on 9/24. Both his stern and spring line snapped. The boat ended up diagonal in the slip with the stern hitting the finger pier face boards in D11 and the bow hitting the main dock boards. Both are damaged. John Pembroke secured the boat with two stern lines.

Transpac

Tim Sullivan and John Pembroke relocated the debris tube. It is secured to the dock and sitting in shallow water between the main marina walkway and the rocks. We will have Transpac remove it from the marina next spring.

Transpac had a crew on site on Tuesday 10/1 for a routine check.

Emergency Ladders No update

Marina Rules All boats in the marina are compliant.

Winterize/Water shut off

Art and Maria will shut the marina water off and blow out the water lines the week of 10/14/19.

Architectural Design Committee: (Carolyn Cockrum, Chair)

Sent a compliance letter to Lot #93 to remove trailer parked in the street in front of their Lot.

Sent a compliance letter to Lot #1 to remove builder's sign.

Sent a compliance letter to Lot #C to remove landscape sign.

Lot #23 Submitted an application to build. Plans currently in review.

Lot #49 Submitted an application to build, also HOA received \$3000.00 for construction deposit.

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.
- Updated (What's Happening) page to include Guild B Home Show feedback.

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. (Pending)

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 is working to 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.
- Lot # 10 Drainage to Crystal Drive, Will follow up with owner.

Special Topics: (Board)

- Tract 1 proposal and scope of work to landscape track # 1 lot before transfer to HOA. – **Board Approved Landscape**
- Guild B Home Tour on September 21st John Pembroke provided coordination for CVE and the event was a great success with no major problems.
- The retention pond at the bottom of the marina parking lot is still in the process of repair.
- Developer gave an update on the creation of a lot #112 along Crystal View Drive.
- Developer gave an update of the new shore plat for the Crystal Crest extension.
- Developer gave an update on the Deed turnover of lower pool area to the HOA.
- Developer gave an update on the turnover of the open tract B/C parcel to the HOA (drainage area between lots 107 and 82)

- Developer gave an update on the landscape plan and the potential turnover of the ROW tract #1 to the HOA (Along Crystal Drive between lots 61 and 33)
- Developer gave an update on the treatment of Lot 104 and tract A
- Reminder that pool water cannot be drained into storm drains.

Pending Topics: (Board)

- Vendor List still – (Pending)
- CVE Sign Replacement – (Pending)
- Homeowner Input from annual mgt. – (Pending)
- Frontier is working to complete final cable installed. (Pending)
- CVEHOA Membership List Sharing Plan – (Pending)
- Water meter at the bio-swale on Waterview has been removed. (No Update)

Adjournment:

Meeting adjourned by Carolyn Anderson at 6:57 pm

Next Meeting: November 12th 2019 @ 4:30pm at Tim Sullivan's house.

Respectfully Submitted,
Tim Sullivan, Secretary