

CVE HOA Minutes

January 14, 2020

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

Board members absent: Tim Sullivan

Attending guests: Patti Riel, Carol Cotten, Deb Feist, Lori Everett, Lynn Cockrum

- The meeting was called to order by Carolyn Anderson, President, at 4:32 at the home of Dan Hodge.
- The January 14th agenda was reviewed – **BOARD Approved.**
- The 11/06/19 and 11/12/19 minutes were reviewed - **BOARD Approved.**

Homeowner Input:

- No Updates.

Pool Committee: (Mikaila Harberd, Chair)

- Pools Closed, No Updates.

Social Committee: (Deb Feist, Chair)

- No Updates.

Landscape Committee: (Board Members)

- New Committee members are: Lisa Robinson, Patti Riel, Terry Buell, Rod Anderson.
- More rock is needed at the end of the retention pond.

Facilities Committee: (Tim Sullivan)

- The down tree near the lower pool parking area has been repaired.

Treasurer Report: (Dan Hodge)

Bank Statements and Financial Reports as of December 27, 2019.

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

Current account balances as of December 27, 2019 are;

Operating Accounts = \$92,749.56

Reserve Accounts = \$101,692.68

Marina Account = \$48,100.13

The YTD income is \$105,675.67 (118.4% of budget), HOA Dues collected is \$99,317.50 (113.5% 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 \$113,778.95 (82.6% of Budget). Most expenses appear generally in line with expectations. We received an invoice for September 2019 pool maintenance for \$518.43 that will be paid in January 2020. The primary differences between actual and budget are \$20,000 that was budgeted for Entry sign and \$4000 for DOT Lease that were not paid.

Treasurers Report - ***Approved by Board.***

Marina Report: (John Pembroke, Chair)

Occupancy Permit

Right of Way Lease

Jeep Carpenter did a records search on the 2002 agreement. The search came back empty as did a subsequent search. The Marina Committee is meeting on Friday January 17th to discuss options.

John Pembroke contacted the City of Chelan to have the Temporary Marina Occupancy Permit extended while we work with the City on the lease. The email sent 11/12/19 was not answered. A follow-up message was sent on 1/11/20.

Slips and Lake Level

There is one boat moored in the marina. Current lake level is 1088.4. The lake level has changed little in the past 30 days.

Transpac/Marina Maintenance

John Pembroke walked the docks on January 9th. The damaged boat lift has been removed and replaced. No issues noted.

Purchase/Sub-Lease list

There are currently 10 homeowners on the list to purchase a slip and 8 on the list to sub-lease. All those on the sub-lease list were able to lease a slip last summer. If there are owners wishing to add their name to one of the lists please email John Pembroke at cvehoamarina@gmail.com.

There are 7 slips owned by the Developer.

Winterize/Water shut off

The Marina water systems are drained and winterized

Marina Rules

No Update

Architectural Design Committee (ADC): (Carolyn Cockrum, Chair)

Lot #49

The board reviewed the recommendations from the Architectural Design Committee and the Architect in regards to the owners request to consider that their home design had enough changes to make it distinctive in appearance from the home on lot 65. The board, with a split vote of 3-2 approved the design with the changes that were made for the home design. The ADC wants it noted in the minutes that the committee and the reviewing architect did not recommend approval of Bean Lot #49 house plans.

Lot # 7

The board has reviewed the recommendations from the Architectural Design Committee and the Architect in regards to the owners request to consider a 6ft height variance for their home. The board has unanimously denied the request of a height variance.

Lot #93 - Carolyn Cockrum outlined the landscape plan.

Lot #103 - Carolyn Cockrum reviewed the status of the plans received. She complemented the completeness of the plans and materials.

Carolyn Cockrum stated that the design committee was working on simplifying the Guidelines process for homeowners.

Home plans approved:

Lot #49 Bean

Homes/Projects in progress:

Lot #15 Morrison

Lot #23 Sontra

Lot #36 Mazzaferro

Lot #49 Bean

Lot #93 Sanderson

Lot #95 Best

Lot # 98 Gurnard

Lot #100 Schmidt

Lot #101 Steward

Lot #103 Covello

Lot #106 Anderson

Website: (Carolyn Anderson)

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

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

- Carolyn Cockrum reported she plans to meet with the Fire Chief on Thursday January 16th.

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. (In Progress)
- Lot # 10 Drainage to Crystal Drive, Will follow up with owner. (Pending Reply)

Special Topics: (Board)

- Transfer of CVE tracts from the developer to HOA – Carolyn Anderson reviewed her discussion with Steve Jiran regarding the transfer of the lower pool lot. It was moved, seconded and approved to authorize Carolyn Anderson to sign the documents for the transfer of the Lower Pool lot to HOA.

Pending Topics: (Board)

- Vendor List – (Pending)
- Homeowner Input from annual mgt. – (Pending)
- Water meter at the bio-swale on Waterview has been removed. (No Update)

Adjournment:

Meeting adjourned by Carolyn Anderson at 5:30pm

Next Meeting: February 11, 2020 @ 4:30pm at place TBD.

Respectfully Submitted,

Dan Hodge & Carolyn Anderson for Tim Sullivan, Secretary