

# CVE HOA Minutes - Draft

## February 11th 2020

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

Attending guests: Deb Egeck, Lynn Cockrum.

- The meeting was called to order by Carolyn Anderson, President, at 4:31 at the home of Carolyn Cockrum.
- The February 11<sup>th</sup> agenda was reviewed – **BOARD Approved.**
- The 1-14-20 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)

- No Updates.

### Treasurer Report: (Dan Hodge)

Bank Statements and Financial Reports as of January 28, 2020.

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

Current account balances as of January 28, 2020 are;

Operating Accounts = \$87,240.34

Reserve Accounts = \$101,692.68

Marina Account = \$47,891.51

The YTD income is \$11.01 (0.6% of budget),

Operating expenses YTD were \$5482.29 (3.9% of Budget). In January we issued a check to Studio Walker for \$3226.50 for expenses in 2019. We also issued checks totaling \$1028.10 to Jack's Magic Pool service for pool service in September, 2019. All other expenses were as expected.

The HOA will be sending out the HOA and Marina dues invoices before the end of February 2020.

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

## **Marina Report: (John Pembroke, Chair)**

### **Occupancy Permit and Right of Way Lease**

**The Board approves 2000 for attorney fees to review Right of Way issues.**

John Pembroke spoke to Ken Barnes of McKee Appraisal on February 6<sup>th</sup> 2020. Ken Barnes feels the cost of (16,500) for his company to do an appraisal for the marina right of way in question is excessive.

Ken Barnes, recommends we pursue either a long-term lease or purchase the Right of Way from the City. The Marina Committee will send a third proposal to the City this week.

### **Slips and Lake Level**

There is one boat moored in the marina. Current lake level is 1086.9 which is down about 1.5 feet in the past month. The forecast is for the lake to drop to about 1084.2 by March 20<sup>th</sup>.

### **Transpac/Marina Maintenance**

Dan Jankelson has offered to replace the damaged face boards in slips D11 and D12 at no cost. This work will be completed in April when Transpac is installing the new marina at Cove Estates. We always appreciate how Transpac goes above and beyond!

### **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](mailto:cvehoamarina@gmail.com).

There are 7 slips owned by the Developer.

### **Winterize/Water shut off**

The Marina water/fire systems are drained and winterized

### **Marina Rules**

No Update

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

Lot #93 - 2/04/20 Carolyn Cockrum sent a letter to the owners requesting Roof color and House paint samples.

Lot #93 - 2/20/20 Submitted Roof and House colors for ADC approval.

Lot #95 - Site Visit 2-14-2020

Lot #100 Home plans approved by the Board.

Lot #49 Submitted roof and house paint colors to the ADC for approval –

Lot #103 - The board reviewed the recommendations from the Architectural Design Committee and the Architect in regards to approval of the home plan. The board denied the plan due to not meeting the Non Hip/Gable roof guidelines.

Home plans approved but not in progress: Lot # 23 Sontra

Lot # 100 Schmidt

Lot # 95Best

Homes/Projects in progress:

Lot #15 Morrison

Lot # 98 Gurnard

Lot #36 Mazzaferro

Lot #106 Anderson

Lot #49 Bean

Lot #93 Sanderson

### **Website: (Carolyn Anderson)**

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

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

- No Updates.

### **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).

### **Special Topics: (Board)**

- ADC Guidelines – Discussed roof design and updating guidelines.
- Board Communication, Letters to the Board, E-mail Voting for the Board.
- Transfer of CVE Lower Pool lot from the developer to the HOA – Approved and Completed.
- Frontier Cable & pedestal replacement. (Pending Install).
- Annual Home Owner Dues Letter reviewed for sending.

### **Pending Topics: (Board)**

- Vendor List – (Pending)
- Homeowner Input from 2019 annual mgt. – (Pending)
- Water meter at the bio-swale on Waterview has been removed. (No Update)
- Transfer of CVE tracts from the developer to HOA.

### **Adjournment:**

Meeting adjourned by Carolyn Anderson at 6:00pm

Next Meeting: March 19<sup>th</sup> 2020 @ 4:30pm Via Phone Conference due to COVID-19.

Respectfully Submitted,  
Tim Sullivan, Secretary