

CVE HOA Board Meeting Minutes

March 19th 2020

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

Attending guests: None.

- The meeting was called to order by Carolyn Anderson, President, at 4:33 Via Conference Call.
- The March 19th agenda was reviewed – **BOARD Approved.**
- The 2-11-20 minutes were reviewed - **BOARD Approved.**

Homeowner Input:

- None.

Pool Committee: (Mikaila Harberd, Chair)

- Pools Closed, looking at replacing pool service and cleaner with Tranquility Pools and Spa.

Social Committee: (Deb Feist, Chair)

- E-mail to be sent out to the HOA members on the social list for racquet sports survey and or event.

Landscape Committee: (Board Members)

- New Committee members are: Lisa Robinson, Patti Riel, Terry Buell, Rod Anderson.
- Landscape to begin HOA clean up.

Facilities Committee: (Tim Sullivan)

- Upper Parking area's need new parking lines re-painted.
- Wheel Stops needed for the Marina parking area, Dan and John are working on a plan.

Treasurer Report: (Dan Hodge)

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

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

Current account balances as of February 28, 2020 are;

Operating Accounts = \$98,473.37

Reserve Accounts = \$102,171.10

Marina Account = \$47,900.08

The YTD operating income is \$7,376.02 (7.3% of budget),

As of February 28th, seven members have paid their 2020 HOA dues. All other expenses were as expected.

In February we deposited three Construction Bond checks.

In February the Marina Fund has received 5 payments thus far in 2020 dues totaling \$1,250 and the DNR lease for 2020 in the amount \$4262.10 has been paid.

Dan Hodge is working on the preliminary draft of the Treasurer's Report for the Annual meeting.

Treasurers Report - **Approved by Board.**

Marina Report: (John Pembroke, Chair)

Occupancy Permit and Right of Way Lease

Right of Way Lease

John Pembroke spoke to the City Attorney on March 18th. The City is pushing for the appraisal. John explained that the Appraiser thought it unnecessary and reiterated the public access nature of the area. The City is trying to protect itself should an audit be performed and found they were not collecting fair market value for the access to the marina.

The idea of purchasing the ROW was discussed but it seems an appraisal would be needed for that too but it may be a simple appraisal of property value and not access value.

Slips and Lake Level

There is one boat moored in the marina. Current lake level is 1085.4 which is down 1.5 feet in the past month. The forecast was for the lake to drop to about 1084.2 by March 20th. Current forecast shows a low of 1085.09 – 1086.06 on 4/1.

Transpac/Marina Maintenance

No update

Purchase/Sub-Lease list

There are currently 10 homeowners on the list to purchase a slip and 8 on the list to sub-lease. Slip B-1 is in the process of being sold by Pacific Rim. My records show 5 slips are left.

Winterize/Water shut off

The Marina water systems are drained and winterized. I will contact Art and Maria this week to schedule a date in early April to reactivate the system.

Marina Rules

John Pembroke has proposed fines for owners and lessees who do not provide required documentation by the required dates. The Marina Committee has supported this. **Licensees and Lessees will be contacted via E-mail a minimum of three times prior to a fine being assessed.** The proposal would be a fine of \$25.00 per day for violations such as:

- Failure to provide copy of new boat registration by June 30th (all state registrations must be renewed by July 1st).
- Failure to provide updated proof of insurance prior to expiration.
- All boats must have proof of insurance (with CVE as named insured), CVE Registration Form and a copy of current boat registration (showing CVE property owner as registered owner of the boat) on file prior to a boat being moored in the marina. Any boat moored in the marina without this documentation is considered unauthorized and the owner is subject to a fine.

Most owners have been proactive in providing the required information in a timely manner. Those that have not have required repeated contact that should not be necessary. For this reason, the committee agreed that a fine would help resolve this. Motion to have a 25.00 fine per day and after 10 days the vessel is impounded. **BOARD Approved.**

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

Motion to have all new house plans reviewed by the ADC and then with a recommendation be brought before the HOA Board for Approval/Denial, all other plans (Landscape, Lighting, Drainage) that receive a denial recommendation from the ADC must also be brought to the HOA Board for Approval/Denial. **BOARD Approved. (4-1)**

Lot # 103 – Received a letter from the owner’s attorney requesting the Board reconsider the Home Plans. (Tabled)

Lot # 49 – Changed their approved home plans, ADC has received new plans (Pending Review of ADC).

Lot # C – Requested Refund of Construction Bond (\$3000.00). **BOARD Approved.**

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

Homes/Projects in progress:

Lot # 1 Walker

Lot # 36 Mazzaferro

Lot # 49 Bean

Lot # 93 Sanderson

Lot # 95Best

Lot # 98 Gurnard

Lot # 100 Schmidt

Lot # 106 Anderson

Website: (Carolyn Anderson)

- Approved and Draft Board Minutes have been updated on the HOA website.
- HOA Due’s reminder and Annual meeting date posted.

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

- Looking into the possibility of painting address of the front curb of each house.

Compliance: (Tim Sullivan)

- Lot 10, Spoke with the owner about drainage, he will monitor.
- Lot 12, Paint Failure. Tim will call and speak with the owner.
- Lot 14, Paint Failure. Tim will call and speak with the owner.

Special Topics: (Board)

- Received new CVE Map from developer, Carolyn Anderson will make some larger copies.
- Letter from Lot # 103 sent to the board for review.
- E-mail received from Lynn Cockrum, discussing HOA Homeowner input to the ADG’s.
- E-mail received from Deb Egeck, Discussing ADC roles and how the Board can support ADC.
- ADC Guidelines and Board response to letter from attorney.
- Roof Guidelines discussed, and ways to move forward with changes.
- Frontier Cable & pedestal replacement. (Pending Install).

Pending Topics: (Board)

- Vendor List – (Pending)
- Homeowner Input from 2019 annual meeting. – (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 7:10pm

Next Meeting: April 14th 2020 @ 4:30pm at TBD.

Respectfully Submitted,
Tim Sullivan, Secretary

CVE HOA Board Meeting Minutes

April 1st 2020

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

Board Member not able to be on the Conference Call, Dan Hodge.

- The meeting was called to order by Carolyn Anderson, President, at 1:05 pm Via Conference Call.

Special Topics: (Board)

- The Roof Guidelines were discussed and ways to move forward with changes, Board members indicated that they were ok with the ADC being responsible for the design guidelines. They stated primarily they are interested in ensuring clarity around the authority for approving plans. The Board would like the ADC to consider whether to recommend any changes to the guidelines, below are ideas from the Board to the ADC:
- The ADC should judge the home plans by their entire overview and not just their roof form.
- Would like the ADC to be more open to other roof forms (Butterfly/Shed) and add this information into the ADG.
- Ask the ADC to consider sending out an E-mail to the HOA for input on roof guideline changes.
- Carolyn A. will draft a letter to the ADC in regards to current roof forms, she will then circulate the draft for all Board member comments, and when finalized, the letter will be sent to the ADC for their follow-up. It was recognized that the Colvin home represented the greatest percentage of deviation and the ADC will be requested to research the percentage of this deviation so that info could be conveyed to the attorney. The Board will then formulate a letter to the HOA attorney.
- Update's to the current CC&R's were discussed in a general sense. The developer may be in the process of making minor changes. Carolyn Anderson mentioned that the Board should consider some changes to the CC&Rs, and perhaps to "tag on" changes with the developer changes to minimize cost. Carolyn Cockrum advised that CC&R changes require an affirmative vote of over 50% of all HOA members, and that the process can be lengthy and costly. The Board will consider future CC&R amendment actions.

Adjournment:

Meeting adjourned by Carolyn Anderson at 2:03 pm

Next Meeting: April 14th 2020 @ 4:30pm at TBD.

Respectfully Submitted,
Tim Sullivan, Secretary