

CVE HOA 2019

ANNUAL MEETING MINUTES

June 1, 2019

The 2019 Annual meeting of the Crystal View Estates Homeowner Association was called to order by Carol Cotten at Campbell's Resort Park Room, at 10:30am, Saturday, June 1, 2019.

President Carol Cotten called the meeting to order at 10:35 am. She introduced the Board, then invited all in attendance to introduce themselves.

- **President's Report: (Carol Cotten)**

Carol spoke of the accomplishments by the Board this year. She noted that all of the work is organized by volunteers. She encouraged everyone to sign up to be on a committee and do a part to keep CVE the highest quality residential community in Chelan

Board Goals and Accomplishments:

- Lower pool resurfaced
- Pickleball striping added to tennis court
- Sun shelter constructed at lower pool
- Swim dock painted
- Architect contracted to review home plans and assist with clarifying Architecture Design Guidelines
- Landscape Committee working to update entry and sign
- Website upgraded

Packets were distributed that included reports by all committees that described the work done over the past year.

Fire safety emphasized including clearing empty lots. Pamphlets with fire resistant plants were provided.

Reminder to share the pools. As more owners enjoy the pools, they can get crowded. Please be respectful of space and ensure that all can enjoy them.

Final reminder that CC&R's do not allow for short-term rentals in our neighborhood.

Confirmation of QUORUM: (Dan Hodge)

The Quorum was met by representation of (8 Proxys and 48 lots present).

Secretary: (Carolyn Cockrum)

The 2018 Annual Meeting minutes were handed out and were *approved by membership*.

Treasurers Report: (Dan Hodge)

Dan's report was submitted and read by the HOA membership.

Attached are the Account Balances for EOY 2018 and May 8, 2019, the 2018 Budget vs. Actual, and the 2019 Proposed Budget with Income and Expenses as of April 26, 2019.

The Association ended 2018 with an operating surplus of \$16,886. Income was \$4034 more than budgeted. Expenses were generally in line with expectations. Some facilities projects were delayed resulting in over all expenses \$6087 less than budget.

The 2019 Budget associates all expenses with specific committees. The 2019 Budget shows an expected net expense of \$48,425. Major projects include re-plastering the lower pool \$30,500, lower pool shelter \$10,000, Swim dock repairs and painting \$3,300 and \$20,000 to replace the entry sign and landscaping.

The Treasurer's Report and the 2019 Budget were approved by a majority of the membership.

BOARD MEMBER ELECTIONS: (Carol Cotten)

Carol Cotten called for the 2019 elections. She asked if there were any nominations from the floor. None were submitted.

Election Results – Dan Hodge/ Tim Sullivan

The following candidates were elected:

Dan Hodge (Exp. 6/30/21), Tim Sullivan (Exp. 6/30/21)

Fire Safety-Assistant Chief Brandon Asher

Homeowners limit the amount of flammable vegetation, choosing fire-resistant building materials and construction techniques, along with periodic exterior maintenance in the three home ignition zones.

- City ordinances on planting – Chelan County approved.
- Cheat grass – how to keep it from being a fire problem – mow it short or weed kill it.
- During periods of burn ban- gas fire pits are ok – June 1st is ok.
- Call Chelan Fire Station 7 for Fire Wise Home safety checks.
- Visit Firewise.org for more information.

Member Comments/Questions:

Jean Nickles– Made a motion to the Board to distribute a HOA membership roster to HOA. Including name, address, Lot #, and if they so they elect to add phone and email address for distribution.

Motioned passed.

Board will decide how to enact.

Committee Reports:

Social Committee: (Deb Feist, Patti Riel, and Karen Pembroke)

Deb's report was submitted and read by the HOA membership.

Additionally, the Committee is proposing to organize a 'happy hour' at the lower pool to officially open the new enclosure (currently under construction) when it is complete. Further specifics regarding this event will provided when a date can be established.

The Committee would also like to propose a standing day/time for Pickelball at the tennis courts for all interested individuals. The courts have been striped for Pickelball, and it provides another opportunity for engagement in the

neighborhood. At this time, there has been no request for approval for the Association to provide equipment, so individuals will need to provide their own.

The Committee is interested in soliciting input from owners on other activities of interest to them, as well as any volunteers who are interested in joining the committee. There will be a sign-up sheet available after the meeting/at the Social, or please discuss with committee members at the Social. While completely voluntary, owners can choose to provide their email address on a signup sheet after the meeting if they wish to be included on communications about future social events.

Thank you to all for your ongoing support! The community thrives on volunteers and every one of us is highly qualified to get engaged!

Social event will be at 1:00 today at upper pool. There may be other activities coming up if there is interest. Karen Pembroke was also involved in the planning of the social.

Lower Pool shelter is finished – celebration

POOL COMMITTEE: (Kathie Morrison, Chair)

Kathie's report was submitted and read by the HOA membership.

Welcome back all homeowners to another year of fun in the sun!

Pools open May 1st of each year and close in October depending on the weather. as a reminder, pool heaters take awhile in the spring in the to heat the pool water.

Jack's Magic Pool & Spa Service and Henegan's Water Works will continue to service our pools. We welcome Manuels Bustillos this year as the janitorial service for our restrooms and pool decks. The pools are one of our community's biggest assets and used by most homeowners. Please help keep them in good condition.

Besides the services we hire, it takes the effort of many homeowner volunteers to open and close the pools as well as maintain them during the summer. The deck and patio furniture are power washed and arranged on the deck in the spring. Water is turned on, restrooms are cleaned and supplies stocked, bee traps are put out, contact is made to pool service people, phones are turned on, pool gate cards are activated, and pool area updates are made. This year the lower pool was re-plastered, and a shelter built. In the fall, water is drained, patio furniture stacked, restroom heaters turned on, phones are disconnected, and pool gate cards are deactivated. If you are interested in being on this committee, please contact one of the committee members.

All homeowners and guests are responsible for maintaining the pools, deck, and restrooms throughout the summer. Restroom and pool deck janitorial services are only once a week. We need your help to keep them clean the rest of the week. There is an outside hose to wash off spills on the pool deck. Please direct the water to the rocks, not the pool. There are paper towels in the restrooms that can be used to wash off the tables. We have attached the pool rules for you to review and share with your guests. When possible, accompany your guest when using the pools. Monitor small children especially after they have used the restrooms. Sinks, floors, and toilets need to remain clean for the next user. All deck trash needs to go into the outside garbage can, not in the restroom garbage can or left on pools decks. Trash bags from home are NOT allowed in the garbage can on the pool deck.

Take all belongings with you. Please remember, NO glass is allowed in the pool area. Food and drink, other than water, is not allowed in the pool water.

Homeowners and guests are leaving large amounts of trash and personal items on the swim and observation deck. There is no maintenance crew to haul it away.

If we all work together, our development will remain one of the most attractive places to live in the area.

Large Group Gatherings

Vicki Peebles is the contact person for groups of eleven or more.

To reserve the upper pool only, the policy and agreement form is on the CVE website. Fill it out and return it to Vicki. It takes a couple of weeks to process the reservations, so plan accordingly.

Please note that large gatherings are not allowed on Saturdays or holidays out of respect for the other homeowners.

Thank you for being responsible homeowners. We all work together to take proper care of OUR community. Have a safe and enjoyable summer!

Pool Committee Members:

Kathie Morrison, Chair
Vicki Peebles
Mikaila Harberd

Please contact a member if you have any questions or concerns.

Facilities Committee: (Brent Morrison, Chair)

Brent's report was submitted and read by the HOA membership.

Projects in progress or completed as of June 1, 2019

1. Swim dock and observation deck
 - a. Sanded, primed, 2 coats of paint on toprail
 - b. Pressure washed and painted rest of railing system (work party of 5 people)
 - c. Pressure washed deck surface twice, primed bare spots, painted surface

2. Lower pool shelter
 - a. Removed grass, adjusted sprinkler system (contractor)
 - b. Installed concrete slab and post bases (contractor)
 - c. Installed posts, beams, trusses, plywood, fascia boards, roofing (work party of 4 people)
 - d. Left to complete: soffits, shingles on gable ends, painting.

3. Upper pool and court
 - a. Repaired court drinking fountain
 - b. Repaired bathroom hand dryer
 - c. Repaired pickleball lines (contractor)

4. Parking Lots
 - a. Crack repair, seal and stripe marina and lower pool parking lots.

Future projects

1. Paint handrail from marina parking lot
2. Install parking barriers at marina parking lot
3. Thank you Remove old wood posts and ropes at marina lot and lower pool

Landscape Committee: (Carol Cotten, Chair)

Carol's report was submitted and read by the HOA membership.

The group that looks after the landscaping of the CVEHOA owned landscape continues to pursue the goal of maintaining an image of quality. Arts Edges to Hedges is our dependable landscape maintenance contractor that keeps the common areas looking great. The company snowplows the mailbox access in the winter. We do preventive spraying with Cascade Weed and Pest.

The committee has been working with the developer on designs on designs for an **updated entry sign and landscaping the entry area with plantings that are more fire resistant.**

We want the HOA environment to always reflect the pride in our community that all of us share. The Common Landscape Committee encourages any homeowners who have an interest in this project and be a part of this committee to please sign up.

Architectural Design Committee: (Carolyn Cockrum, Chair, Carol Cotton, Lori Everett, Deb Feist, Marc Griggs, Marc Wright)

Carolyn's report was submitted and read by the HOA membership.

The main objective of the Architecture Design Committee is to ensure that every home is designed with the quality of the whole community in mind. Home designs are to be harmonious with the community and to value view corridors.

The committee has engaged with Thomas Walker, an architect in Kirkland, to review all house plans. Thomas Walker has worked with the members of the committee to revise the Architecture Design Guidelines to reformat the guidelines to make the process work better for the applicants and committee. The revisions are in a final editing stage and will be posted on the website shortly.

In the past year there have been 6 new home applications and 3 homes nearing completion. We look forward to keeping our community one of the finest in the Chelan Valley.

Compliance: (Carolyn Anderson)

Carolyn's report was submitted and read by the HOA membership

We had very few compliance issues in the last year.

These are the compliance issues that are most common:

- RV and Boat parking for no longer than 3 days.
- Garage & Recycle Cans need to be brought back to your house and off the street within 24 hours
- Weeds & Noxious plants need to be removed.
- Dark Sky Ordinance in the City and the HOA. All homeowners need to abide by the City of Chelan Dark Sky Ordinance. Chapter 17.62.020 Exterior lighting :shall be shielded.

F. "Light pollution" means general sky glow caused by the scattering of artificial light in the atmosphere and resulting in ability to see the natural night sky.

Web Site: (Carolyn Anderson) www.crystalviewestates.org

Carolyn's report was submitted and read by the HOA membership

The website was upgraded this past year and continues to serve us well. Please look at it frequently for updates and notices. If you have anything that would be helpful to see on the website please contact carolyncve@gmail.com

On the website you will find the following:

- CC&R's, Bylaws and Rules
- House & Building Requirements
- Landscape, Fire Safety & Weed Control
- Marina documents
- Minutes from the board meetings
- Pool Rules
- Committees and what their duties are
- Board Members
- Photo Gallery

Marina: (John Pembroke)

John's report was submitted and read by the HOA membership.

Maintenance

Single Attenuator

The single attenuator (northern most breakwater tube) settled on the beach at an odd angle as the lake dropped last winter. The rubber boot became disconnected from the double attenuator it had been connected to. Transpac installed stops on the single attenuator pilings to keep it level with the double tube it is attached to. This was completed in March.

Face Boards

Numerous face boards became disconnected from the steel support beams they were bolted to. Thermal expansion caused the 5/16" bolts to shear. Transpac has installed 3/8" bolts in holes bored larger to account for additional expansion. This project was completed on 5/16/19.

Safety Ladders

A total of 5 emergency safety ladders have been ordered. The ladders are for emergency use only. No swimming is allowed in the marina. The ladders will be placed at the end of finger piers shared by slips A6/A7, B8/B9, C4/C5, D6/D7, E10/E11.

Duck and Goose Droppings

All docks were pressure washed in April. Thank you to Tim Sullivan for doing this. Goose and Duck droppings have been minimal since then. The docks were hosed off on 5/21.

Right of Way Lease

The lease is still being negotiated with the city.

Name Placards

Additional name placards will be ordered in early June for new licensees who have provided the CVE Registration form and do not currently have a placard.

No Wake Buoys

CVE and the Chelan County Marine Patrol will be placing two No Wake Buoys approximately 100 yards out from each corner of the marina. The locations have been marked by the Marine Patrol. Chelan Hills will be placing 4 buoys which will extend the string of buoys from CVE to Chelan Shores. As a reminder there is a 5 MPH speed limit within 100 yards of shore or a dock within Chelan City limits. Outside of City limits the speed limit is 8 MPH within 100 yards of a dock or shore. This law applies regardless of the existence of No Wake Buoys.

Registration and Insurance

Washington State Boat Registrations must be renewed by 7/1/19. Please send a copy to the CVE Marina email prior to expiration. All boats moored in marina (unless a guest form is on file) must be registered to a CVE property owner. Current Registration, the CVE Moorage Form and Insurance with CVE as a named insured must be provided to the CVE Marina Manager prior to mooring in the marina. Please provide an updated copy of your insurance prior to expiration each year.

Dock Boxes

28 Dock Boxes were ordered. 21 have been installed. Self-tapping bolts have been installed in all remaining box locations. Please send an email to CVE Marina to arrange a time to install your box.

The meeting was adjourned at 12:05 pm

Respectfully Submitted,

Carolyn Cockrum
Crystal View Estates Secretary 2019

ATTENDEE LIST: 6/1/19 CVEHOA ANNUAL MEETING

Anderson – Lot 26
Anderson – Lot 66
Anderson – Lot 105
Anderson – Lot 20
Blessin – Lot 20 (Proxy)
Bolinger – Lot 31
Brown – Lot 83 (Proxy)
Carpenter – Lot 73
Cockrum – Lot 59
Colvin – Lot 33 (Proxy)
Cotten – Lot 8
Cullen – Lot 69
Donohoe – Lot 22 (Proxy)
Egeck – Lot 87
Everett – Lot 58
Feist – Lot 80
Flem- Lot B
Gaudette – Lot 27 (Proxy)
Griggs – Lot 71
Hodge – Lot 9
Harberd – Lot 82
Hatzenbihler – Lot 18
Kavanaugh – Lot 48
Lally Lot 30 (Proxy)
Lloyd - Lot 45 (Proxy)
Morrison – Lot 15
Nickle – Lot 56
Ogle – Lot 79
Patton/Christensen – Lot 65
Pebbles – Lot 28
Pembroke – Lot 13
Pistoresi – Lot 32
Ressler – Lot 5
Riel – Lot 61
Robinson – Lot 64
Sather – Lot 51 (Proxy)
Smith – Lot 4
Sontra – Lot 23
Spangrud – Lot 2
Sullivan – Lot 86
Sykes – Lot 17
Thompson – Lot 3
Will – Lot 7
Wright – Lot 52