

CVE HOA Board Meeting Minutes

April 12th 2020

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

Attending guests: Lynn Cockrum, Carol Cotton, Steve Jiran, Deb Egeck, Tom Patton, Corkey Christensen, Deb Feist, Jerry Sykes, Sharon Sykes, Brett Morrison, Kathie Morrison. Board member unable to attend the call: Dan Hodge.

- The meeting was called to order by Carolyn Anderson, President, at 4:33 Via Conference Call.
- The April 12th agenda was reviewed – **BOARD Approved.**
- The 3-19-20 Board minutes were reviewed - **BOARD Approved.**
- The 4-01-20 Board minutes were reviewed - **BOARD Approved.**

Homeowner Input:

- None.

Pool Committee: (Mikaila Harberd, Chair)

Pools Closed. The pools opening date will be determined once the service company is allowed back to work.

Mikaila contacted another pool service company to compare costs for the opening and closing of the pools as well as service options. In light of the current state order there is a possibility that the pool season will be shortened. The Pool Committee has decided to continue services with last year's providers while keeping the communication open.

The pool committee was concerned about the condition of the upper pool from last summer. Makaila communicated with the daily service provider to clarify their tasks for both pools such as testing the water, checking filters and removing debris. We have also expressed expectation for them to accommodate the pool usage increase and extra dirt and debris from the construction nearby.

Social Committee: (Deb Feist, Chair)

- E-mail sent out to the HOA members on the social list looking for interest in pickle ball event, Several homeowners have expressed interest.

Landscape Committee: (Board Members)

- New Committee members are: Lisa Robinson, Patti Riel, Terry Buell, Rod Anderson.
- Landscaping maintenance has started in the HOA.

Facilities Committee: (Tim Sullivan)

- Upper Parking area's need new parking lines re-painted, Contacted Contractor for Bid:
- Annual Backflow Preventer inspection conducted at the pools 4/11/20 both passed.
- Water turned on at both pools.

Treasurer Report: (Dan Hodge)

Bank Statements and Financial Reports as of March 27, 2020.

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

Current account balances as of March 27, 2020 are;

Operating Accounts = \$130,865.95

Reserve Accounts = \$102,171.10

Marina Account = \$52,873.30

The YTD operating income is \$49,637.31 (49.3% of budget), this includes \$9000 from Construction Bond deposits. The YTD operating expense is \$8,531.84 (6.1% of budget). All expenses are in line with expectations.

Dan Hodge completed 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's last contact was with the City Attorney on March 18th. The City Attorney was going to discuss other options with Thomas Tupling and get back to John. There has been no further discussion.

Marina and Lake Level

There are currently two boats in the Marina. The lake level is at 1086' and rising. The low point for the year was 1085.4 which occurred about April 1st.

The Marina is always open. It is up to each user to determine whether their slip has enough water depth for their boat. Please keep in mind there are a number of underwater obstacles including anchors, pipes and pilings that need to be avoided until the lake is at full depth.

The Dock water was turned on April 7th. During the winter, water in the backflow assembly (big box on North side of 150) froze and blew out a gasket on a cover plate. When the City water valve was turned on there was a significant leak around the cover plate. The gasket has been replaced and the potable water system is now turned on. The pipes will be wrapped with heat tape to prevent this from happening next year.

The docks have been pressure washed. John Pembroke and Lynn Cockrum completed this on 4/8. Thank you to Lynn for helping. There are still a few geese/ducks in the area so some cleaning will be necessary. The end finger piers seem to be their favorite. John Pembroke will hang a hose on a life ring bracket on C/D dock. Any help in keeping the docks clean is appreciated.

Marina Maintenance

There are face boards loose at the head of about half of the slips. TRANSPAC Marinas is aware of this and will fix these when they return to work. Dan Hodge installed the Dock Life rings 4/11

Parking Lot

Parking stops have been delivered and installed in the marina parking lot.

Purchase/Sub-Lease list

Records show the Developer still owns 6 slips. These are for sale with Developer owned lots.

Marina Rules

John Pembroke has begun receiving copies of 2021 of Boat Registrations.

Please remember that a fine of \$25/day will be levied for the following:

- 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.

This applies only to boats moored in the marina.

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)

Home plans received and waiting review for Lot #70, Lot # 77, Lot # 101.

Lot # 49 – ADC recommended approval of Lot #49 home plan changes, **Board Approved the new plans.**

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)

- Boat Registrations for all boats in the marina are due by June 30.
- Approved and Draft Board Minutes have been updated on the HOA website.
- HOA Due's reminder and Annual meeting date posted.
- Update Website with COVID-19 Information.

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

Carolyn C. contacted Chelan Fire & Rescue Chief Mark Donnell with questions on where we are for this spring and the outlook for the upcoming fire season and forecast in Chelan and Chelan County. National Significant Wildland Fire Potential Outlook for April through July 2020 put out by the National Interagency Fire Center Predictive Services so we can see what our current forecast looks like.

- Expecting busier than normal fire season complicated by Covid-19 pandemic.
- March 1st Chelan Fire & Rescue has responded to 22 fires or fire events which high for this time of year.
- We are already experiencing warmer temperatures, drier grasses, and extended periods with high winds which only create more problems with wildfire.
- DNR has closed off all burning on DNR lands and County Fire Chiefs are pushing the County Commissioners for early burn ban to begin on May 1st.
- Preseason prescribed burning has been cancelled and been told may not get help from DNR and USFS until well into a fire event due to the current pandemic.
- The 2020 fire season not looking good if things continue on the current track.
- Need more volunteers: Contact Chelan Fire & Rescue at (509) 682-4476.
- Free Firewise assessment of your home or property, Chelan Fire & Rescue (509) 682-4476.

If you're interested in being a member of the Fire Safety and Weed Abatement Committee, please contact us. We would love to have you join us.

Compliance: (Tim Sullivan)

- Lot 12, Paint Failure. Spoke with owners, they will work on correcting.
- Lot 14, Paint Failure. Spoke with owners, they will work on correcting.

Special Topics: (Board)

- Steve Jiran spoke about the following, feedback on Crystal View Estates plat map, Drainage Tracks A-B-C-I, Crystal Crest extension 9 lots still pending approval from the City of Chelan, Lot # 104 is really small and may be an unbuildable Lot.
- Letter from/to Attorney has been reviewed by the board and sent.
- Frontier cable & pedestal replacement. (Completed) Bio Swale may need more rock to protect area.
- Crosswalk sign to be installed on view platform – **Board Approved (Work Pending)**
- June meeting preparation, Possibility of not being allowed to meet. Looking for options.
- COVID-19 State Order in effect till May 4th, 2020. Website will be updated to reflect social distancing.
- Sign to be posted at Pools, Marina, Tennis Court to remind the HOA to keep Social Distancing guidelines.

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)

Adjournment:

Meeting adjourned by Carolyn Anderson at 6:10pm Next Meeting: May 12th 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