

CVE HOA Board Meeting Minutes

May 12th 2020 and May 16th, 2020

Attending board members were: Dan Hodge, Carolyn Cockrum, John Pembroke, Carolyn Anderson, Tim Sullivan.
Attending guests: Lynn Cockrum, Deb Egeck, Tom Patton, Corkey Christensen, Brent Morrison, Tom Robinson, Lisa Robinson.

- The meeting was called to order by Carolyn Anderson, President, at 4:34 Via Conference Call on GoMeeting.
- The May 12th agenda was reviewed – **BOARD Approved.**
- The 4-12-20 Board minutes were reviewed - **BOARD Approved.**

Homeowner Input:

Home owner, disappointed with the way the Board has not provided a better plan and more timely information for the upcoming HOA meeting in June.

Homeowner requested corrections to the January 2020 Board Meeting Minutes note addition change in red. 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 acted on 11-26-2019 via e-mail and voted, 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.

Pool Committee: (Mikaila Harberd, Chair)

Pools Closed. The pools opening date will be determined once the State of Washington allows.

The pools have been serviced in preparation to be opened. I have contacted Jack Rutter to clean and begin his maintenance services. He will come 3 days a week until the pools are fully open for use. We are currently discussing the expectations for his service this summer.

The stay at home order has been extended through May 31st. After reviewing the governor's reopening phased approach, I recommend that we wait until phase 3 to open the pools for use. This is a very fluid situation and I am monitoring it closely.

On another note, Vicki Peebles has resigned from the pool committee. If you know of anyone interested in joining, I would appreciate the company!

Social Committee: (Deb Feist, Chair)

- No updates.

Landscape Committee: (Board Members)

- New Committee members are: Lisa Robinson, Patti Riel, Terry Buell, Rod Anderson.
- Committee requested approval to purchase two new trees to plant near the tennis court. **BOARD Approved.**
- Weeding near the marina parking area and Island on Crystal Drive.
- The landscape committee has reviewed some proposed designs of rocks and signage for the entry way.

Facilities Committee: (Tim Sullivan)

- Upper Parking area's need new parking lines re-painted, Contacted Contractor for quote: (Pending)
- Annual Backflow Preventer inspection conducted for marina 4/13/20 both passed.
- Filled pool as requested, Flower pots have been placed on the pool deck, toilet repaired upper pool.
- COVID-19 sign's posted at tennis court, both pools and marina.
- Received approval for up to \$1000.00 to install a shade sail on the Swim Dock. **BOARD Approved.**

Treasurer Report: (Dan Hodge)

Bank Statements and Financial Reports as of May 11, 2020.

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

Current account balances as of May 11, 2020 are;

Operating Accounts = \$172,275.64

Reserve Accounts = \$102,171.10

Marina Account = \$61,371.96

The YTD operating income is \$105,148.58 (104.4% of budget), this includes \$9000 from Construction Bond deposits. Association Dues collected are \$91,875 (92.9% of budget). We currently have eight members who have not paid their 2020 HOA dues. Dan H. Will contact each member regarding their due's payment.

The YTD operating expense is \$17,883.42 (12.8% of budget). Most expenses are in line with expectations. Legal Fees have exceeded the budget by \$3585 largely as a result of potential litigation.

Treasurers Report - **Approved by Board.**

Marina Report: (John Pembroke, Chair)

Occupancy Permit and Right of Way Lease No update

Marina and Lake Level

There are currently 8 boats in the Marina. The current lake elevation is 1089 feet above sea level. The water temperature is 60 degrees. The PUD goal is to have the lake full (1098.73 – 1100) by July 1st.

The Marina is always open to slip owners. 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.

Marina Maintenance

The work on the face boards has been completed. Please notify cvehoamarina@gmail.com if there are other maintenance issues.

Parking Lot

The parking stops were installed in the marina parking lot on 4/13. Thank you to Brent Morrison, Dan Hodge, Jeep Carpenter, Jim Walker and Tim Sullivan for assisting.

Purchase/Sub-Lease list

All those needing to sub-lease moorage for 2021 have been able to do so. There are a couple of slips available for lease.

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. All sub-leased slips must have renewed forms each year.

Most owners have been proactive in providing the required information in a timely manner. Those that have not have required repeated contact. For this reason, the committee agreed and the board approved that a fine would help resolve this.

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

Home plans received and waiting review for Lot # 70, Lot # 77, Lot # 88, Lot # 91.

ADC sent a letter to gently remind homes under construction to control dust due to high winds.

Several Homeowners contacted the ADC about the construction trailer on Lot # 100, The ADC requested approval from the board. **BOARD Approved.**

Home Plans for Lot # 98 **Approved by Board.** (4 Yes and 1 abstained)

Home Plans for Lot # 101 **Approved by Board.** (4 Yes and 1 abstained)

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

Home Construction in progress:

Lot # 1 Walker

Lot # 6 Hepper

Lot # 49 Bean

Lot # 93 Sanderson

Lot # 95Best

Lot # 100 Schmidt

Lot # 106 Anderson

Website: (Carolyn Anderson)

- Approved and Draft Board Minutes will be updated on the HOA website.
- HOA Due's reminder and Annual meeting date posted.
- Update Website with COVID-19 Information.
- Information on the June 6th 2020 Annual Meeting will be posted on the HOA website.

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

- Looking for a person to paint home addresses on the curb in front of each house to assist the Fire Department in locating homes faster.

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)

- None.

Special Topics: (Board)

- HOA received E-mail/Letter from lot 103 Attorney. (Pending ADC Review) Follow on Saturday 5/16 Board Meeting to update HOA Attorney.
- June Meeting Prep, Carolyn A. will e-mail out Board Application to all members, HOA will Mail out Ballot and Approval for annual budget, and annual minutes. All meeting documents will be posted on the HOA web-site for members to review.
- Motion to Hold the 2020 Annual Meeting on GoMeeting at 10:30 June 6th 2020. **Approved by Board.**
- CC&R Draft updates, Motion to form a committee to make recommendations to update the CC&Rs. **Approved by Board (3 Yes, 1 No and 1 abstained)**
- Crystal Crest & Tract update from Developer, Carolyn A. will call the developer and get more detailed information on process.
- Paddleboard racks on the swim dock & kayak/canoe moorage in the marina, looking to explore new options for the lake access. Marina Committee will look into this.
- COVID-19 State Order in effect till May 31st, 2020. Website will be updated to reflect social distancing.

Pending Topics: (Board)

- Water meter at the bio-swale on Waterview has been removed. (No Update)

Adjournment:

Meeting adjourned by Carolyn Anderson at 6:43pm Next Meeting: June 6th 2020 @ 10:30.

Respectfully Submitted,
Tim Sullivan, Secretary

CVE HOA Board Meeting Minutes

May 16, 2020

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

- The Special meeting was called to order by Carolyn Anderson, President, at 4:01 via Go Meeting

Special Topics: (Board)

- Executive Session to discuss letter from attorney and to provide a response.
- Discussed contents of the Annual Meeting packet to be mailed and timeline.
- Members will be able to E-mail questions and comments to the Board for Annual Meeting.

Adjournment:

Meeting adjourned by Carolyn Anderson at 4:39pm

Next Meeting: TBD.

Respectfully Submitted,
Tim Sullivan, Secretary