

CVE HOA Board Meeting Minutes

July 14th and 22nd 2020

Attending board members were: Dan Hodge, Debra Egeck, John Pembroke, Brent Morrison, Tim Sullivan.

Attending guests: Kathie Morrison, Carolyn Cockrum.

- The meeting was called to order by Tim Sullivan Secretary at 4:40 at Brent Morrison's Home
- The July 14th agenda was reviewed – **Approved by the Board**
- The 5-12-20, 5-16-20, 6-13-20 Board minutes were reviewed - **Approved by the Board**

Election of Officers:

Introduction of NEW board members, Brett Morrison and Debra Egeck

The Board held an election for the 2020 - 2021 Board positions, the board voted for the following.

President – Brent Morrison

Treasurer - Dan Hodge

Secretary - Tim Sullivan

Homeowner Input:

- No updates.

Pool Committee: (Mikaila Harberd, Chair)

- The CVE pools are now open for HOA use per the state guidelines. The pool committee will continue to encourage residents to maintain social distancing while staying in small groups (5 or less) at their own risk.
- A few repairs have been made at the upper pool. A plumber has replaced the mixer valve in the shower due to leaking. Heneghen's Water Works also repaired the water flow sensor.
- A resident has expressed their concerns about other residents using the lower pool garbage container to dispose of their personal garbage from their marina use. It was suggested that the pool committee add a sign to remind residents that we should not use pool garbage containers for home usage.
- I continue to check in with Manuela from Chelan Works Cleaning and Jack Rutter.
- The Lower Pool women's bathroom is in need of service (Water Leak) Facilities notified.

Social Committee: (Deb Feist, Chair)

- No updates.

Landscape Committee: (Lisa Robinson, Chair)

- No updates.

Facilities Committee: (Tim Sullivan, Chair)

- Upper Parking area's needs new parking lines re-painted, Contacted Contractor for quote: (Pending)
- Updated access cards for 10 members, also received cards back from departing homeowners.
- Changed the Pool Maintenance Code due to members unauthorized use without access cards.
- Installed 3 Hornet traps at each pool, repaired one lounge chair, pressured washed upper pool deck, COVID-19 sign's posted at pools and Swim dock.
- Shade area for swim dock (pending)
- New Cross Walk sign's posted at Marina crossing. (DOT installed)
- Plan to remove wood poles and rope from Marina parking area (pending work party)

Treasurer Report: (Dan Hodge)

Bank Statements and Financial Reports as of June 26, 2020.

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

Current account balances as of June 26, 2020 are;

Operating Accounts = \$170,199.42

Reserve Accounts = \$102,641.33

Marina Account = \$ 62,625.51

Attached for your review are the Account Balances and Profit & Loss Budget vs Actual statement as of June 26, 2020.

The YTD operating income is \$114,646.84 (113.8% of budget), this includes \$12,000 from Construction Bond deposits. Association Dues collected is \$97,125 (98.2% of budget). Since June 26th we have had one more member pay. Currently have one member who has not paid the 2020 HOA dues.

The YTD operating expense is \$29,237.67 (20.8% of budget). Most expenses are in line with expectations. Legal Fees have exceeded the budget by \$7225 largely as a result of potential litigation.

All Marina Maintenance Fees have been paid for 2020.

Only one homeowner has NOT paid their HOA dues as of this meeting, (Dan Hodge) will send another letter to the homeowner for resolution.

Motion to approve that the President, Treasurer and Secretary are authorized to sign HOA Checks, and to approve that Ruth VanWechel at Evergreen Accounting, to transfer funds between the HOA accounts. - **Approved by the Board.**

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

Marina Report: (John Pembroke, Chair)

Occupancy Permit and Right of Way Lease

Right of Way Lease.

Steve Jiran (Pacific Rim) has offered to help us negotiate the Right of Way Lease with the City. A meeting will be set up when such meetings are allowed.

Marina and Lake Level

We have had as many as 40 boats in the marina. It is great to see the marina so full!

The current lake elevation is 1099.4 after a high of 1099.7 in late June. Current lake temperature is 67 degrees.

2021 Registration has been received for all but one boat moored in the marina. The missing registration was mailed to the P.O. box.

All boat insurance is on file and up to date. There are a few expiring in the next couple of weeks. Those owners will be contacted.

We've had a lot of wind these past few weeks. Please make sure your boat is secured with a minimum of 3 lines with snubbers. In addition, check your fender placement to be sure your boat is protected from the dock.

Marina Maintenance

There is a loose face board in slip B-5. John Pembroke has notified Transpac Marinas.

Mountain Barge Service picked up the attenuator tube on Wednesday 7/9 that was used as a debris fence.

Thank you to Jim Walker for his assistance in getting the tube out of the marina.

Please notify cvehoamarina@gmail.com if there are maintenance issues.

Kayak Moorage

Forms have been received for 7 kayaks. Moorage is on the inside of the main dock. There is room for a few more.

Please fill out the form on the CVE Website and send it to cvehoamarina@gmail.com the marina Gmail if you are interested. Moorage is for marina licensees and lessees only.

Purchase/Sub-Lease list

All those needing to sub-lease moorage for 2020 have been able to do so. There are a couple of slips available for lease.

Signs and Safety Ladder

Multiple signs have been ordered including two No Swimming (for the marina), four name placards, ten kayak tie up numbers (1-10), one No Trailer Parking (for the marina lot) and two No Water Access This Side (for the south side of the swim dock). Chelan printing is re-doing a few of the proofs. The initial quote was \$349.80. \$200.00 was approved in the last meeting. Due to COVID Chelan Printing has limited staff and is backed up on orders.

Marina Committee will look at purchasing safety Ladders for the Marina and swim dock and report back to the Board.

Motion to approve funds up to 400.00 for signs for marina. - **Approved by the Board.**

Motion to approve funds up to 300.00 for Ladder for swim platform. - **Approved by the Board.**

John Pembroke suggests that in addition to these signs we use stencils and spray paint to mark each marina parking space with "CVE Marina Parking Only". These would be painted in all but the four public spaces.

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

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

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

Home Plans for Lot 103 **Approved by the Board.** (5 Yes votes)

Home Plans for Lot 94 **Approved by the Board.** (5 Yes votes)

Home plans approved but not in progress: Lot # 91.

Home Construction in progress:

Lot # 1 Walker

Lot # 6 Hepper

Lot # 49 Bean

Lot # 93 Sanderson

Lot # 95 Best

Lot # 100 Schmidt

Lot # 101 Steward

Lot # 106 Anderson

Website: (Carolyn Anderson, Chair)

- Approved and Draft Board Minutes have been updated on the HOA website.
- Update Website with COVID-19 Information.
- New Board Members photos will be posted to the web site as soon as possible.

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

- Looking into painting home address numbers onto the curbs in front of each home.
- Weed abatement for empty lots, suggested to send out letters to homeowners (May – July – Sept) to remind them to keep lots cleared.

Compliance: (Tim Sullivan, Chair)

- Hand delivered a notice to Lot # 6 Homeowner to move their boat.
- E-mailed Homeowner for Lot # 37 for overgrowth.
- E-mailed Homeowner for Lot # 7 for overgrowth.
- E-mailed Homeowner for Lot # 16 for overgrowth.

Special Topics: (Board)

- HOA received final settlement letter from Lot 103 Attorney. (Signed by Board President and ADC Chair).
- Discussion of Board operating protocols, follow up in August meeting.
- CC&R updates and Guidance statement to CC&R committee.
- Discussion of Steve Jiran letter to disband the ADC and assume those responsibilities.
- Changing of gate access codes. (E-mail to follow to the Board)
- Maintenance, repair, improvement ideas left to complete this year. (Crystal Drive Entrance Sign)
- Go to Meeting (Host) for Board Meetings, Month to Month Billing.
- Committee processes – Chair duties. (Pending update for August Meeting)
- Discussion on Conflict of interests – board/committees.
- New Committee Members approved by the board. (Tabled to the August Meeting).

Pending Topics: (Board)

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

Adjournment:

Meeting adjourned by Brett Morrison at 6:45 pm Next Meeting: August 11th 2020 @ 4:30.

Respectfully Submitted,
Tim Sullivan, Secretary

CVE HOA Board Meeting Minutes

July 22nd 2020

Attending board members were: Dan Hodge, Debra Egeck, Brent Morrison, Tim Sullivan.

Unable to attend Special Meeting due to travel, John Pembroke.

Attending guests: Carolyn Cockrum,

- The special meeting was called to order by Brent Morrison, President at 7:00 Via Go to Meeting Website
- The July 22nd agenda was reviewed – **Approved by the Board**

Homeowner Input:

- No updates.

Landscape Committee: (Lisa Robinson, Chair)

- Motion to approve a Special Committee to upgrade the Crystal View Drive Entrance. **Approved by the Board.**

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

- Home Plans for Lot 77 Approved by Board. (4 Yes votes, 1 member Abstained)
- Home Plans for Lot 88 Approved by Board. (4 Yes votes, 1 member Abstained)
- Home Plans for Lot 70 Approved by Board. (4 Yes votes, 1 member Abstained)

Special Topics: (Board)

- Motion to approve the draft letter from Dan Hodge to the Homeowner who is past due on their 2020 HOA dues– **Approved by the Board**

Adjournment:

Meeting adjourned by Brett Morrison at 7:27 pm Next Meeting: August 11th 2020 @ 4:30.

Respectfully Submitted,
Tim Sullivan, Secretary