

# CVE HOA Board Meeting Minutes

## August 11, 2020

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

Attending guests: Kathie Morrison, Carolyn Cockrum, Tom Patton, Corkey Christensen, Mike Kavanaugh, Steve Jiran.

- The meeting was called to order by Brent Morrison, President at 4:33 at Brent Morrison's Home and attendees on the GoToMeeting website.
- The August 11th agenda was reviewed – **Approved by the Board**
- The 7-14-2020 and 7-22-2020 Board minutes were reviewed - **Approved by the Board**

### Homeowner Input:

- No updates.

### Pool Committee: (Mikaila Harberd, Chair)

- We are well into summer and the pools seem to be operating smoothly for the time being.
- The maintenance and servicing of the pools continue to be consistent. I will continue to remain in contact with all the servicing companies. Homeowner feedback or concerns have been minimal.
- A few updates have been made for both of the pools. The timer in the lower pool has been replaced. There has been some concern about the operation of the upper pool jets. I contacted the service company who has cleaned the filters and adjusted the valves so that more power will go to the bottom clean house. A high amount of dust is blowing into the pool every day which makes it difficult for the floor system to operate at 100% efficiency. I confirmed that the dust will not decrease with the continued construction from the streets above. The filters will be added to a regular cleaning schedule about every 3 weeks to stay proactive. I recently noticed that the depth numbers on the upper pool deck are peeling. I have notified Facilities who will order any necessary replacements and make repairs.
- 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.
- The Lower Pool women's bathroom is in need of service (Water Leak) Repaired.

### Social Committee: (Deb Feist, Chair)

- No updates.

### Landscape Committee: (TBD, Chair)

- No updates.

### Facilities Committee: (Tim Sullivan, Chair)

- Upper Parking area's lines re-painted, Quote received for \$651.00 + tax (Tabled to next year).
- Updated access cards for 8 members, ordered access card holders/lanyards, cost = (38.97)
- Shade area for swim dock arriving 8-12 (pending install)
- Install plastic on upper pool gates (pending)
- Plan to remove wood poles and rope from Lower Pool area (pending work party)

## Treasurer Report: (Dan Hodge)

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

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

Current account balances as of July 28, 2020 are;

I have reviewed the Bank Statements and Financial Reports as of July 28, 2020. The account balances and financial reports appear to accurately reflect the financial status of the HOA.

Current account balances as of July 28, 2020 are;

Operating Accounts =	\$172,438.38
Reserve Accounts =	\$102,641.33
Marina Account =	\$ 56,474.89

The YTD operating income is \$123,035.78 (122.2% of budget), this includes \$18,000 from Construction Bond deposits. Association Dues collected is \$98,000 (99.1% of budget). Currently we have one member who has not paid the 2020 HOA dues. We have sent a Letter and Invoice via Certified Delivery with return receipt requested. The return receipt was signed on July 28, 2020.

The YTD operating expense is \$35,308.25 (25.2% of budget). Most expenses are in line with expectations. Legal Fees have exceeded the budget by \$8,375 largely as a result of potential litigation.

All Marina Maintenance Fees have been paid for 2020. The Marina Insurance was paid this month. \$1000 was allocated to the Swim Dock and \$5,165 to the New Marina.

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

## Marina Report: (John Pembroke, Chair)

### Occupancy Permit and Right of Way Lease

Steve Jiran will contact the City to request a meeting and follow up with John Pembroke.

### Marina Committee

Committee members to be reviewed/approved during 8/11 meeting.

### Marina and Lake Level

There are currently 38 boats in the marina.

The current lake elevation is 1099.7 which is equal to the high in late June. Lake temperature is about 73 degrees.

All boats in the marina have the required registration form, current insurance and boat registration on file.

### Marina Maintenance

One emergency ladder has been placed on order with Scandia Marine Products. Current delivery should be in early September.

The sign order has been completed. Included are 1-10 numbers for Kayak moorage, 4 name placards, 2 No Swimming, 2 No Water Access This Side (for the swim dock) and 3 Unauthorized Parking signs and 1 No Trailer Parking for the marina lot. If there are volunteers to help place the signs please send an email to the CVE Marina Gmail.

## Kayak Moorage

Forms have been received for 8 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 the marina Gmail if you are interested. Moorage is for marina licensees and lessees only.

Please notify [cvehoamarina@gmail.com](mailto:cvehoamarina@gmail.com) if there are any issues.

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

Updated Home Application process presented to the board for review. (follow up in September)

Home plans received and waiting review for, Lot # 107.

Home Plans for Lot # 23 **Approved by the Board.** (5 Yes votes)

Home plans approved but not in progress: Lot # 23, Lot # 77, Lot # 88, Lot # 91, Lot # 103.

Home Construction in progress:

Lot # 1 Walker

Lot # 6 Hepper

Lot # 49 Bean

Lot # 93 Sanderson

Lot # 70 Mahrt

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.

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

Carolyn Cockrum contacted Chelan Fire & Rescue Chief Mark Donnell with questions on where we are for this Summer and Fall fire season and forecast in Chelan and Chelan County. Expecting busier than normal fire season complicated by Covid-19 pandemic.

- June 30th Chelan Fire & Rescue has responded to 88 fires or fire events which high for this time of year. This includes Fire, EMS, or other related fire incident reports.
- **Very HIGH fire Danger – July 27, 2020**
- **State of Washington DNR – Outdoor Burn Ban 07-28-2020**
- 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 1<sup>st</sup>.
- Free Firewise assessment of your home or property, Chelan Fire & Rescue (509) 682-4476.
- Firewise identifies home ignition zones as:
  - Immediate Zone: 0 to 5'
  - Intermediate Zone: 5 to 30' – CVE is an Intermediate Zone**
  - Extended Zone: 30 to 100'
- It's Summertime and the fire season is here. We thank all of you who have started to clear and maintained all the areas of your lots and to help keep our neighborhood safe from fire spreading.

- Firewise USA and the Chelan Fire and Rescue recommend a defensible Intermediate Zone to have a 30' buffer from the furthest point of the home. Lots and areas not landscaped have vegetation which is fuel for wild fires. The agencies recommend keeping nuisance weeds and native grasses regularly cut down to a height of 4"
- Fire resistant plants are encouraged as a part of general landscaping.
- Let's all work together on reducing wildfire risks in our neighborhood.
- <https://www.nfpa.org/Public-Education/By-topic/Wildfire/Preparing-homes-for-wildfire>
- 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.
- Inquire into Chelan County/City of Chelan, Enforcement of weeds and fire hazard.

### Compliance: (Tim Sullivan, Chair)

- None.

### Front Entry Revision: (Rod/Carolyn Anderson, Co-Chair)

- No Updates.

### CC&R Update: (TBD, Chair)

- First Meeting will be this month via GotoMeeting.

### Special Topics: (Board)

- Discussion of Board operating protocols, **Approved by the Board.**
- Committee processes – Chair duties. **Approved by the Board.**
- HOA Committee Members, **Approved by the Board.**
- Executive session to review Homeowners e-mail to the Board.

### Pending Topics: (Board)

- Water meter at the bio-swale on Waterview has been located.
- Feasibility of a new Pickel Ball court below the lower pool.

### Adjournment:

Meeting adjourned by Brent Morrison at 5:45 pm      Next Meeting: September 8<sup>th</sup> 2020 @ 4:30. (GotoMeeting)

Respectfully Submitted,  
Tim Sullivan, Secretary