

CVE HOA Board Meeting Minutes

September 8th, 2020

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

Attending guests: Carolyn Cockrum, Lynn Cockrum, Patti Riel, Tom Patton, Corkey Christensen.

- The meeting was called to order by Brent Morrison, President at 4:33 on the GoToMeeting website.
- The September 8th agenda was reviewed – **Approved by the Board**
- The 8-11-2020 Board minutes were reviewed - **Approved by the Board**

Homeowner Input:

- No updates.

Pool Committee: (Mikaila Harberd, Chair)

- The upper pool has had plastic barriers installed on the gates to prevent people from opening the access gates without using the HOA access cards.
- The codes to the access gates have also been updated.
- The upper pool will need some major repair in the next year to repair cracks and tile.
- The bottom of the upper pool also needs repair however that may be able to be delayed.
- In preparation of preparing the pool budget I spoke with both Jack & Henegan's to see if there are any repairs or replaced needed for next year's pool use. Henegan suggested that the filters would need to be replaced. Filters are around \$400 for each & set & we would need 2 sets.
- There were concerns this last month in regards to large group gatherings at the upper pool. Brent sent out a HOA reminding homeowners of the pool rules, large group gatherings & Covid social distancing. There haven't been any additional issues since.

Social Committee: (Deb Feist, Chair)

- No events due to Covid-19
- New Owners need to be contacted to see if they want to opt in on social list.

Landscape Committee: (TBD, Chair)

- No updates.

Facilities Committee: (Tim Sullivan, Chair)

- Access card passwords updated, information passed to Police/EMS/PUD/Pool maint/Landscaper/Board
- Updated access cards for 6 members.
- Shade area for swim dock installed by, (Tim/Brent/John)
- Installed plastic finger guards on upper pool gates.
- 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 August 28, 2020.

I have reviewed the Bank Statements and Financial Reports as of August 28, 2020.

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

Current account balances as of August 28, 2020 are;

| | |
|----------------------|--------------|
| Operating Accounts = | \$175,186.35 |
| Reserve Accounts = | \$103,124.24 |
| Marina Account = | \$ 57,150.43 |

The YTD operating income is \$132,534.39 (131.6% of budget), this includes \$27,000 from Construction Bond deposits. (Currently we have a total of \$39,000 in construction bond deposits in our savings account. I am working with our accounting firm to reflect this liability on the Balance sheet.) Association Dues collected is \$98,000 (99.1% of budget). On Monday, August 31st we received a check for \$1078.09 for dues and late fees for the remaining outstanding dues. This will be reflected in the September Treasurer's report.

The YTD operating expense is \$41,264.64 (29.4% of budget). Most expenses are in line with expectations. Legal Fees have exceeded the budget by \$9,402.50 largely as a result of potential litigation.

All Marina Maintenance Fees have been paid for 2020.

The Board was advised on the preliminary 2021 budget. It shows our 2020 budget, 2020 YTD actual and preliminary 2021 budget.

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

Marina Report: (John Pembroke, Chair)

Marina Committee

The Marina Committee met on Monday, 8/31 to discuss the Air Rights lease, illegal and reckless vessel operation in and around the marina and potential use of the first slip on A dock.

Air Rights Lease: See below under Occupancy Permit

Vessel Use: John Pembroke will send out an email to all Marina users to remind them of restrictions regarding how vessels can be operated in close proximity to the marina. This was necessitated by two Jet Skis operating off the end of A/B dock that blocked access to slip A10 and were operating at excessive speed inside the 100-yard limit.

Slip A-0: The team discussed whether this slip could be used as temporary guest moorage or be sold. The initial decision made in 2017 to not sell or use this slip was supported by the proximity to the swim dock and prevailing winds that could push a boat into the swim area. There will be no change to the status of this slip.

Occupancy Permit

The Marina Committee is in the process of putting some numbers together to make an offer to the City.

Marina and Lake Level

There are currently 35 boats in the marina, The current lake elevation is 1099.0 which is down 0.7 feet in the past month. Lake temperature is 69.1 degrees. All boats in the marina have the required registration form, current insurance and boat registration on file.

Marina Rules

There was boat moored in B7 on Wednesday night (and potentially Tuesday also). The bow was extending 3+ feet into the fairway. It was secured with two lines and no snubbers. There was a CMA sticker on the hull. Apparently, the slip owner told the boat owner it could be moored in his slip. There was no guest paperwork submitted. I contacted the slip owner who feels our rules are too restrictive and that he should be able to regulate who uses his slip. The boat was moved Thursday morning back to a buoy in Chelan Hills.

Marina Maintenance

John Pembroke has received the emergency ladder. It is missing the mounting plate which has been placed on order. 3 "Unauthorized Parking" signs need to be placed in the marina lot. Will remove cleats on A/B end of the dock.

Kayak Moorage

No update.

Please notify 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. Draft reviewed next Board meeting.

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

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 (Requested Deposit)

Lot # 49 Bean

Lot # 70 Mahrt

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.
- Add on Documents from Chelan County Asser page.

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

- Information letters drafted for the board to review, for empty lots for fire safety and weed abatement.
- General rules for empty Lots, summer seasons (to be sent out to home owners).

Compliance: (Tim Sullivan, Chair)

- Brent Morrison and Tim Sullivan met with Homeowner to discuss Pool Rules.
- Holiday traffic on swim dock and marina are being used by unauthorized persons.

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

- The committee has met a few times and talked about a concept for the entry way. Our main thought is to upgrade the look while also removing plants and ground coverings that are not fire resistant.
- We have met with landscapers to talk over feasibility of design and landscape work.
- We would like to share our ideas with you and see if you agree. If you agree we will then proceed with getting a cost to put a design on paper (the cost will be brought to the board and developer for approval).
- Once we have a design on paper, we will bring the design to the board and developer for approval and then go out for bid to a few 3 landscapers and sign contractors.
- We have spoken with Steve Jiran and he is still willing to help us with the cost. I believe after we get the bids, we will be able to find out more specifics.
- Timeline: Ideally, we would like to have a design and bid this fall so that the work can be completed in 2021.
- Remove all junipers, Arborvitae and existing ground cover vegetation and landscape bark on both sides of the entry way (also remove nautical wood posts and ropes that weren't removed previously)
- Leave existing established trees: round and evergreen – work new retaining walls around them
- Locate new sign 'rock' in most visible location – probably somewhat near existing sign.
- Pull power from existing service (already utilized by irrigation controller) for low voltage sign lighting – possibly even a couple of accent lights under trees (similar to what Riels have done in their landscaping)
- Reuse existing large landscape rocks in new design and add more as needed to create interest.
- Remove existing block retaining wall and replace with mortared rock wall (see attached image)
- Add another mortared rock wall on steep bank areas to keep landscape rock from sliding.
- Use fractured rock over heavy landscape fabric in all areas including all barked areas – both sides of entry road – this will also blend with the existing storm drainage swale
- Plant native-type drought resistant plants – i.e. grasses, lavender and others (a complete list of plants will be specified later)
- Use existing irrigation controller for watering system
- In the Islands on Crystal Drive: Remove all vegetation and replace with dry riverbed look with some grasses for plantings.
- A smaller complimentary sign for the entrance to the Marina to replace the existing wooden sign.

CC&R Update: (Lynn Cockrum, Chair)

- Committee held its formative meeting on August 28 2020.
- HOA President provided input, asked for view from committee for Sept 8th BOD Meeting.
- Cockrum Volunteered as Chairman.
- Cockrum developed process flow for review with Board for their understanding.
- Cockrum defined Urgency as anything prohibiting HOA from doing business.
- Members submitted inputs on CC&R items for potential change.
- Meeting #2 held September 4th, 2020 to discuss items and Pros and Cons.
- Timeline for Process presented to the Board.

Special Topics: (Board)

- Feasibility of a new Pickle Ball court included with front entry updates.

Pending Topics: (Board)

- None.

Adjournment:

Meeting adjourned by Brent Morrison at 6:28 pm Next Meeting: October 13th 2020 @ 4:30. (TBD)

Respectfully Submitted,
Tim Sullivan, Secretary