

# CVE HOA Board Meeting Minutes

## October 13th, 2020

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

Attending guests: Carolyn Cockrum, Lynn Cockrum, Corkey Christensen.

- The meeting was called to order by Brent Morrison, President at 4:33 on the GoToMeeting website.
- The October 13<sup>th</sup> agenda was reviewed – **Approved by the Board**
- The 9-8-2020 Board minutes were reviewed - **Approved by the Board**

### Homeowner Input:

- No updates.

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

- The fires from the beginning of September left a tremendous amount of ash in both pools.
- Tim Sullivan and Jack Rutter were able to clean & remove all ash.
- The automatic sensor to fill the upper pool has also been repaired/replaced.
- All filters will need to be replaced in both pools next summer.
- The pools will be closing Monday 10/12. Furniture will be put away when the weather is better this week.
- Pool phones will be turned off ASAP.

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

- No events due to Covid-19

### Landscape Committee: (TBD, Chair)

- No updates.

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

- Lower Pool, Mens Bathroom toilet leaking, repaired.
- 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 September 28, 2020.

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

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

Current account balances as of September 28, 2020 are;

**Operating Accounts = \$173,050.60**  
**Reserve Accounts = \$103,124.24**  
**Marina Account = \$ 57,151.53**

The YTD operating income is \$133,714 (132.8% 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 \$98,875 (100% of budget). On Monday, August 31st we received a check for \$1078.09 for dues and late fees for the remaining outstanding dues. All HOA dues and late fees have been paid.

The YTD operating expense is \$44,385.80 (31.6% 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. We expect to receive invoices for property and liability Insurance, D&O Insurance, and pool maintenance (Jack's pool Maintenance) this month.

All Marina Maintenance Fees have been paid for 2020.

Re-issue a lost check to Jacks Magic Pools for pool invoice.

Crystal Crest Lots # 113, 114, 115, 116, 117, 118, 119, 120, 121 have been invoiced.

The Board was advised on the 2nd look at the 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 10/8 to discuss the ROW lease, maintenance and winterization.

The committee has agreed on a process to proceed. The details will be shared in the October Board meeting.

Winterizing will take place on or around 10/29. Along with blowing out the potable and fire water systems, heat tape will be placed on the pipes in the hot box on the north side of 150.

### **Marina and Lake Level**

As of October 9<sup>th</sup>, there were 21 boats in the marina. In all, 43 slips were used during the summer season.

The current lake elevation is 1096.7 which is down 2.3 feet in the past month. All boats that were on lifts have been removed. The lake temperature is about 64 degrees.

### **Marina Maintenance**

There are a couple of maintenance items for Transpac. First, is to secure the face board at the head of slip B5. Second is to check the first double stacked attenuator on the up-lake side for sand. The north end of the attenuator rests on the beach in the winter. As the lake comes up, sand accumulates inside the tube causing it to be weighed down and float lower in the water. The sand needs to be removed and a block placed in the end of the attenuator to keep sand out.

### **Marina Maintenance**

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

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

The ADC has updated the drafts on the Summary of Application and updated the wording to Appendix B to match.

Request for Construction Bond refund of 3,000.00 for Lot # 1 Walker **Approved by the Board.**

Request for Construction Bond refund of 3,000.00 for Lot #6 Hepper **Approved by the Board.**

Request for Construction Bond refund of 3,000.00 for Lot #106 Anderson **Approved by the Board.**

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

Home Construction in progress:

Lot # 49 Bean

Lot # 70 Mahrt

Lot # 77 Hepper

Lot # 88 Comiskey

Lot # 93 Sanderson

Lot # 94 Sinclair

Lot # 95 Best

Lot # 100 Schmidt

Lot # 101 Steward

## Website: (Carolyn Anderson, Chair)

- Approved and Draft Board Minutes have been updated on the HOA website.

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

- September -Reviewed 17 lots/properties that needed weed abatement and or fire attention. Letters sent to home owners.
- October - 5 Lots complied with request to correct lot/properties.
- Association Rule # 5 Owners must be in full compliance with City and County weed abatement ordinances.
- Fine structure and process to be reviewed for next year.
- Obtain Fire wise pamphlets for annual meeting.

## Compliance: (Tim Sullivan, Chair)

- None.

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

- The committee has been working on a statement of work.
- Progress is slow due to size of the project.

### CC&R Update: (Lynn Cockrum, Chair)

- Committee held second meeting on 10-8-2020.
- The Committee proposed to the board whether to consider a change to Article 9.2 should be presented to the members for revision. It can be argued the existing language does not accurately reflect the authority of the Board in approving changes to the Design Guidelines. Board approval of changes has historically been obtained for all changes that have been made.
- The Committee proposed to the board to consider whether or not to implement a formal dispute resolution process, and if so, whether such a process should be incorporated in the rules and regulations or by recommending an amendment of the CC&Rs to the members for a vote.
- The Board discussed the CC&R Committee input and decided further discussion and consideration is needed prior to making any decisions.

### Special Topics: (Board)

- 2021 Draft Budget changes discussed. (Upper Pool – Front Entry)
- Location of mailboxes for New Crystal Crest Lots, (Lower Pool) - **Approved by the Board.**

### Pending Topics: (Board)

- None.

### Adjournment:

Meeting adjourned by Brent Morrison at 6:30 pm      Next Meeting: November 10<sup>th</sup> 2020 @ 4:30. (TBD)

Respectfully Submitted,  
Tim Sullivan, Secretary