

CVE HOA Board Meeting Minutes

November 10th, 2020

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

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

- The meeting was called to order by Brent Morrison, President at 4:30 on the GoToMeeting website.
- The November 10th agenda was reviewed – **Approved by the Board**
- The 10-13-2020 Board minutes were reviewed - **Approved by the Board**

Homeowner Input:

- No updates.

Pool Committee: (Mikaila Harberd, Chair)

- Both pools have been winterized and closed for the season. All pool furniture has been picked up and stored.
- All Star Pool & Spa submitted a bid to resurface and repair the upper pool. (Pending bid review)
- Will look to get another bid for the Upper Pool.

Social Committee: (Deb Feist, Chair)

- No events due to Covid-19

Landscape Committee: (TBD, Chair)

- Looking for new members.

Facilities Committee: (Tim Sullivan, Chair)

- Upper Pool bathrooms serviced for the winter, (Gates Secured, Heat on, Water lines blown out)
- Lower Pool bathrooms serviced for the winter, (Gates Secured, Heaters in place)
- Issued out New access cards to New homeowners. (Lot 114)
- Added temporary access codes to all gates, will e-mail HOA Board to have access code in case of emergency.

Treasurer Report: (Dan Hodge)

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

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

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

Current account balances as of October 28, 2020 are;

Operating Accounts = \$150,201.34

Reserve Accounts = \$103,124.24

Marina Account = \$57,149.20

The YTD operating income is \$108,689.86 (107.9% of budget), the \$27,000 from Construction Bond deposits has been pulled out of Operating Income and will be shown as an offsetting Liability. I am still working with our accounting firm to reflect this liability on the Balance Sheet. Association Dues collected is \$100,843.75 (102% of budget). On October 22nd we received \$1968.75 from Crystal Acquisition LLC for the 4th quarter dues for the new lots on Crystal Crest Drive. All HOA dues and late fees have been paid.

The YTD operating expense is \$60,100.62 (42.9% of budget). Most expenses are in line with expectations. Legal Fees have exceeded the budget by \$9,922.50 largely as a result of the potential litigation that has been resolved. In October we paid \$4336 for the Commercial Liability Insurance package, \$1735 for D&O Insurance and \$4,720 for Jack's Magic Pool service.

All Marina Maintenance Fees have been paid for 2020.

The Board was advised on the 3rd look at the 2021 budget. It shows our 2020 budget, 2020 YTD actual and preliminary 2021 budget.

Question in regards to the Reserve Account, and as to history of use, Dan Hodge stated the Reserve Account has not had any withdraws in the last 4 years.

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

Marina Report: (John Pembroke, Chair)

Marina Committee

John Pembroke sent a revised proposal to resolve the Right of Way Lease to the Marina Committee on 11/5. As previously discussed, the proposal would include either a purchase, lease option or both. When the formal write-up is complete, we will ask City of Chelan personnel to meet and discuss.

Motion to approve the purchase or lease of the Right of Way Lease based on the Marina Committee's recommendation - ***Approved by the Board.***

Marina and Lake Level

There is one boat moored in the marina.

The current lake elevation is 1095.5 which is down 1.2 feet in the past month and 4.2 feet from the July peak of 1099.7.

Marina Maintenance

The Fire and Potable water systems were winterized on 10/22. This was a week earlier than planned due to the forecast of very cold weather. The pipes and valves in the control box are wrapped in heat tape. Thank you to Darrell Cotton and Jim Walker for assisting.

Transpac was here the week of October 18th. The face board in slip B5 has been re-attached as were several others they found to be loose.

The boat lift in slip C-1 has been moved slightly to the north so the dock does not settle on top of the ends of the adjusting bars as the lake drops. The battery box has also been moved to not block access to the water valve at the base of the dock.

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

- Home plans approved but not in progress: Lot # 23, Lot # 91, Lot # 103.
- Lot Height table to be updated and posted on the HOA website.
- Homeowner requested a height variance (No house plans submitted) ADC recommended denial, Board agreed.
- 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)

- Association Rule # 5 Owners must be in full compliance with City and County weed abatement ordinances.
- Brent will review with HOA Legal to review Association Rules in regards to fines and special assessments.

Compliance: (Tim Sullivan, Chair)

- None.

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

- Updated Budget information to be passed to the Entry Revision to revise 2021 scope of work.
- The Entry Committee has tried to include as much specific information as possible in the statement of work but it will be necessary for our committee to meet with each landscaper who is going to give us a bid and then also for our committee to be on the jobsite to manage the work as it happens to hopefully mitigate any change orders and misunderstandings.
- I have also been in contact with Graybeal signs. They do not have the capability to do a manufactured or real rock. However, if we can provide the rock then he will be able to do the lettering and the lighting on the rock face. There is a company that I have been in contact with that can provide us with a manufactured rock and will provide the installation of the rock as part of the job.
- Until we have some bids, we don't really have any idea of what this project will cost.
- With Board approval, I will get this statement of work out to at least 3 landscapers for bid.

CC&R Update: (Lynn Cockrum, Chair)

- The Board discussed the CC&R Committee input and will look at getting a legal recommendation from the HOA Attorney.

Special Topics: (Board)

- 2021 Draft Budget changes discussed. (Upper Pool – Front Entry)
- New Steps at Swim Dock. (Permit and Cost). Board will move forward with Bids.
- Mailboxes for new Crystal Crest Lots @ the Lower Pool. (Will wait till Spring to install)

Pending Topics: (Board)

- None.

Adjournment:

Meeting adjourned by Brent Morrison at 6:15 pm Next Meeting: January 12th 2021 @ 4:30. (TBD)

Respectfully Submitted,
Tim Sullivan, Secretary