

CVE HOA Board Meeting Minutes

February 9th 2021

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

Attending guests: Carolyn Cockrum, Lynn Cockrum.

- The meeting was called to order by Brent Morrison, President at 4:30 on the GoToMeeting website.
- The February 9th 2021 agenda was reviewed – **Approved by the Board**
- The 1-12-2021 Board minutes were reviewed - **Approved by the Board**
- The 1-26-2021 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.
- Request for additional heat pump for Lower Pool. (will research cost approx.)

Social Committee: (Deb Feist, Chair)

- No events due to Covid-19

Landscape Committee: (Terry Buell/Lisa Colvin Co-Chair)

- Marina Parking strip project planned for this spring.

Facilities Committee: (Tim Sullivan, Chair)

- Upper Pool bathrooms checked for the winter, all is well.
- Lower Pool bathrooms checked for the winter, all is well
- Street Sign requested, will touch base with the city to see if possible.
- Swim Dock permit pending.

Treasurer Report: (Dan Hodge)

Dan Hodge has reviewed the Bank Statements and Financial Reports as of January 28, 2021.

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

Current account balances as of January 28, 2021 are;

Operating Accounts = \$146,591.55

Reserve Accounts = \$103,609.42

Marina Account = \$56,576.93

The Balance Sheet shows Assets and Liabilities which reflects a \$30,000 construction bond liability. It also reflects the fixed assets of the HOA.

The YTD operating income is \$2250.00, this represents three plan review fees. HOA dues are scheduled to be invoiced in mid-February.

The YTD operating expense is \$7281.78 (4.4% of budget). Unusual expenses this month include \$1245.45 for removal of the tree near the tennis courts that was blown over, \$3749.24 to All-Star Pool as deposit for resurfacing of the upper pool, and \$135.68 reimbursement to Dan Hodge for replacement Mailbox locks.

The Board reviewed the Balance Sheet and Profit & Loss Budget vs Actual statement as of January 28, 2021.

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

Marina Report: (John Pembroke, Chair)

Marina Committee

The City of Chelan is reviewing our proposal to use the Formula Method as a way to calculate the Right of Way Lease.

Marina and Lake Level

There is one boat moored in the marina. The current lake elevation is 1088.7 which is down 2.7 feet since the January report and 10.0 feet from the July peak of 1099.7. Current temperature is 42.4 degrees. The low for the season is forecasted to be 1083.8 on March 30th.

Marina Maintenance

John Pembroke checked the hotbox and marina on 2/6/21. The heat in the box containing the water valves continues to be working properly. There are no issues with how the docks and attenuators are settling on the beach. A piling cap was found in the water on 2/6. It is from a piling from the south side attenuator. All caps will need to have holes drilled in the top when the lake is back at full elevation.

Slip Status

With the recent expansion of Crystal Crest all Developer owned slips have been sold. There is a list of 17 property owners wanting to purchase a slip. For those who are leasing a slip, please remember the sub-lease form must be renewed annually. A few of those slips have changed hands. John Pembroke is in the process of reaching out to the new owners to see if they would like to sub-lease their slips. Sub-leases are available to CVE property owners only.

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

- Home plans approved but not in progress: Lot # 23, Lot # 72, Lot # 97 Lot # 103.

Lot # 55 Pool and wall questions by the HOA architect, ADC working to resolve questions.

Lot # 69 Large retaining wall questions by HOA architect, ADC working to resolve questions.

HOA Architect reviewing charges for home plans. (ADC will provide updates and recommendation)

- Home Construction in progress:

Lot # 49 Bean
Lot # 70 Mahrt
Lot # 77 Hepper
Lot # 88 Comiskey
Lot # 93 Sanderson

Lot # 91 Rush
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.
- Updated Height table updated on the website.

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

- The Board reviewed the updated Weed Abatement and Fire Safety timeline letter along with the updated Compliance letter.
- Board discussed changes for weed abatement in the association rules.
- Pamphlet distribution and Tract C maintenance reviewed.

Compliance: (Tim Sullivan, Chair)

- No current issues.

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

- Committiee met with Graybeal Signs in Wenatchee. Graybil is willing to work with us on creating a sign - we need to come up with a font choice first.

CC&R Update: (Lynn Cockrum, Chair)

- Board has obtained Developer Consent to change CC&R 14.4
- The Board received a recommendation from the committee to present to the membership.
- Motion to Approve that the Board forwards CC&R changes to the HOA Attorney - **Approved by the Board**

Special Topics: (Board)

- Motion to approve NEW Architectural Design Guidelines - **Approved by the Board.**

Pending Topics: (Board)

- None.

Adjournment:

Meeting adjourned by Brent Morrison at 6:02 pm

Next Meeting: March 9th 2021 @ 4:30. (TBD)

Respectfully Submitted,
Tim Sullivan, Secretary