

CVE HOA Board Meeting Minutes - Draft

March 9th 2021

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

Attending guests: Carolyn Cockrum, Corkey Christensen.

- The meeting was called to order by Brent Morrison, President at 4:30 on the GoToMeeting website.
- The March 9th 2021 agenda was reviewed – **Approved by the Board**
- The 2-9-2021 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.
- Motion to approve the install of a second heat pump for Lower Pool. (Cost 6,000) - **Approved by the Board**
- A table top from the upper pool was broken during a recent wind storm.
- All Stars Pool have been approved to complete the repairs and resurfacing on the upper pool.

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
- Dead End/Speed Limit signs 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 February 26, 2021.

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

Current account balances as of February 26, 2021 are;

Operating Accounts = \$158,942.99

Reserve Accounts = \$104,096.90

Marina Account = \$50,957.43

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

The YTD operating income is \$19,374.94 (17.8% of budget), this represents 19 members who have paid the 2021 HOA dues (\$16,625), three plan review fees (\$2500) and some interest on savings and CDs. The Association Dues budget was reduced by \$875 due to my error in counting the number of lots to be invoiced.

The YTD operating expense is \$16,188.94 (9.7% of budget). Expenses this month include \$893.75 for legal expenses, \$5980.50 for Architectural Review expenses (this includes an invoice for Studio Walker work in 2020), and \$531 for permit work for the Swim Dock stairs. All expenses are in line with the budget except for the Studio Walker invoice that covers 2020 work.

In February we had 13 members pay their Marina Maintenance fees (\$3250). The DNR lease payment (\$4215.68) was paid on February 8th.

The Board reviewed the Balance Sheet and Profit & Loss Budget vs Actual statement as of February 26, 2021.

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

Marina Report: (John Pembroke, Chair)

Marina Committee

The City of Chelan is still reviewing our proposal to use the WSDOT 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 1086.1 which is down 2.6 feet since the February's report and 13.6 feet from the July's peak of 1099.7. Current temperature is 43.7 degrees. The low for the season is forecasted to be 1084.1 on March 30th.

Marina Maintenance

John Pembroke checked the hotbox and marina on 3/5/21. The heater in the box is now unplugged. The heat tape will remain plugged in until the risk of a freeze is over.

John contacted Transpac Marina's regarding the sand/rock build up in the lower attenuators on the up-lake end of the marina. The added weight causes the attenuator to float lower and could increase stress on pilings. The sand needs to be removed and blocks installed on the end of the tubes to prevent it from happening again.

Water will be turned on in mid-April. The docks will need to be pressure washed. Volunteers are welcome!

Slip Status

The committee is in the process of revising the purchase and sub-lease lists. All property owners will be contacted to enable us to update the lists.

Marina Rules

The Marina Rules have been updated to provide a more complete description of guest boat requirements that are consistent with the Guest Moorage Form. The Committee recommends approval of the new Marina Rules. - ***Approved by the Board 4-1***

Parking Lot

Three "Unauthorized Vehicles Will Be Towed at Owners Expense" signs need to be placed in the Marina Parking Lot. They will be placed so as not to confuse lot users with the four "Public Parking" signs. The intent is to keep the parking lot clear for marina and swim dock use by owners and guests.

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

- Home plans approved but not in progress: Lot # 72, Lot # 97 Lot # 103.
- Lot # 55 Home Plan - Approved by the Board
- Lot # 69 Home Plan - Approved by the Board
- Lot # 77 Retaining Wall plan not submitted (Pending Approval)
- Minor formatting completed to Architectural Design Guidelines Final Draft - **Approved by the Board**
- Change to roofing guidelines - Exceptions to the roof pitch: Motion to approve Architectural details areas covering 40% or less of the exposed roofing area may have a 2:12 minimum roof pitch to an 8:12 maximum roof pitch. - **Approved by the Board**
- Home Construction in progress:
 - Lot # 23 Halhjem
 - 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.

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

- Letter Sent out to homeowners, with updated Weed Abatement and Fire Safety information.
- Motion to approve the Weed Abatement and Firewise language from letter into the association rules.

Compliance: (Tim Sullivan, Chair)

- New Compliance E-mail set up for the HOA.
- Speeding vehicles have been a problem in the HOA, we will reach out to the city of Chelan and to Legacy.

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

- Committee proposed new entry sign for review. (Pending Review)

CC&R Update: (Lynn Cockrum, Chair)

- HOA Attorney reviewed the language and a homeowner (GotoMeeting) will be set up in May to review changes.

Pending Topics: (Board)

- Property Tax Bill sent to HOA for 2 new lots, Motion to request that the Developer submit a Plat amendment with Chelan County. - **Approved by the Board.**

Adjournment:

Meeting adjourned by Brent Morrison at 6:30m

Next Meeting: April 13th 2021 @ 4:30. (TBD)

Respectfully Submitted,
Tim Sullivan, Secretary

DRAFT