

CVE HOA Board Meeting Minutes

January 12th 2021

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 January 12th 2021 agenda was reviewed – **Approved by the Board**
- The 11-10-2020 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.
- Tim Sullivan & Dan Hodge have been periodically checking the bathrooms to make sure the pipes are not frozen.
- The upper pool requires tile damage repair and resurfacing. Estimates were submitted to the board who ultimately recommended the bid from All Star.
- Motion to approve the All-Star Pool & Spa contract & deposit request - **Approved by the Board**

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
- 5 New Mail box locks ordered, to repair broken units.
- Westview Drive, New Cracks in the roadway due to heave equipment from Legacy Ridge
Tim will contact the City of Chelan to inform them.

Treasurer Report: (Dan Hodge)

Dan Hodge has reviewed the Bank Statements and Financial Reports as of December 28, 2020.

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

Current account balances as of December 28, 2020 are;

Operating Accounts = \$149,646.63

Reserve Accounts = \$103,609.42

Marina Account = \$56,567.32

The Board reviewed the Balance Sheet and Profit & Loss Budget vs Actual statement as of December 28, 2020.

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 \$110,987.38 (110.2% of budget), This includes the \$1,800 from Crystal View Estates JV for the locking mailboxes. Association Dues collected is \$100,843.75 (102% of budget). All HOA dues and late fees have been paid.

The YTD operating expense is \$65,577.17 (46.8% of budget). Most expenses are in line with expectations. Legal Fees have exceeded the budget by \$10,978.75 largely as a result of the potential litigation that has been resolved and potential changes to the CCR's. The Landscape Committee did not spend the \$50,000 budgeted for the new sign and under spent the Maintenance contract by \$5,000. Pool expenditures underran by almost \$13,000, the Swim Area underran by \$6800, and Facilities underran by \$7,000. The Committees have done a good job managing expenses, however, there are some items that have been deferred and need to addressed in 2021.

All Marina Maintenance Fees have been paid for 2020.

The Board reviewed the 2021 Proposed budget. It shows our 2020 budget, 2020 YTD actual and preliminary 2021 budget. I have also included a revised cash flow projection for 2021. I think we can discuss transferring up to \$50,000 to a CD for reserves.

Motion to move up to 25,000.00 from the Operating Account to the Reserve Account - ***Approved by the Board***

Motion to Approve 2021 Budget - ***Approved by the Board***

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

Marina Report: (John Pembroke, Chair)

Marina Committee

The Marina Committee agreed on a proposal to the City to resolve the Right of Way Air Lease. The lease is a condition of our final occupancy permit. The offer to the City was made on 11/19/20 and included an option to either purchase the ROW or lease it. The lease amount is calculated using the Formula Method as defined by WSDOT. The City did not respond to John Pembroke's request for a meeting sent on 11/19/20 nor a follow-up email on 12/6/21. Brent reached out to the City on 1/5 and got an immediate response. A meeting may occur in the next week.

Marina and Lake Level

There is one boat moored in the marina. The current lake elevation is 1091.4 which is down 4.1 feet since the November report and 8.3 feet from the July peak of 1099.7. Current temperature is a chilly 43.7 degrees.

Marina Maintenance

John Pembroke checked the hotbox and marina on 1/7/21. The heat in the box containing the water valves continues to be working properly. The docks and attenuators are settling on the beach with no issues so far. All boat lifts are clear of the finger piers.

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

- Home plans approved but not in progress: Lot # 23, Lot # 91, Lot # 103.
- Lot Height table updated and posted on the HOA website. (Completed)
- Motion to approve the home plans for Lot # 72 - **Approved by the Board**
- Motion to approve the home plans for Lot # 97 - **Approved by the Board**
- *Follow up GoToMeeting Jan 19th at 4:30pm to begin ADG review.*

- 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.
- 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.

Compliance: (Tim Sullivan, Chair)

- Lot # 10 has water flowing from the rockery, contacted homeowner, will monitor.
- Lot # 93 Brent and Tim meet with the homeowners to resolve Lot conditions.

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

- The landscape committee (before the holidays) talked about other options for an entry sign other than a rock. We are narrowing down our ideas.
- We have received two bids from landscapers on Area 1 which is around the Marina parking lot.
- To replace the landscape brick and vegetation and new ground covering like you saw in the statement of work. Prices are between \$45,000 to \$65,000
- To build a custom rock wall (instead of the landscape brick), replace vegetation and new ground covering like you saw in the statement of work. Prices are between \$55,000 to \$78,000
- We have received one bid on Area2 and Area 3
- Area 2 (across crystal drive from the marina parking lot - below the lower pool) \$35,000.00
- Area 3 (two island medians on crystal drive) \$17,000.00
- We will continue and let you know as we get more information figured out.

CC&R Update: (Lynn Cockrum, Chair)

- The Board discussed the CC&R Committee input and is still working with the Board attorney and the Developer to complete the 14.4 change.
- Committee reviewed CC&R signage language and provided a draft to the board.

Special Topics: (Board)

- New Steps for the Swim Dock, permit and procurement pending bid.
- Motion to Approve and Accept 4 Tracts from the Developer to the HOA - ***Approved by the Board***
- Tax Parcel ID 272203320190: Tax Parcel ID 272203320200:
- Tax Parcel ID 272203320210: Tax Parcel ID 272203509112:
- Board is working on obtaining Developer Consent to change CC&R 14.4

Pending Topics: (Board)

- None.

Adjournment:

Meeting adjourned by Brent Morrison at 6:30 pm Next Meeting: February 9th 2021 @ 4:30. (TBD)

Respectfully Submitted,
Tim Sullivan, Secretary

CVE HOA Special Board Meeting Minutes

January 26th 2021

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

Attending guests: Carolyn Cockrum.

- The meeting was called to order by Brent Morrison, President at 4:30 on the GoToMeeting website.
- The purpose of this meeting is to review Architectural Design Guideline Changes. – **Approved by the Board**

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

- Motion to approve the home plans for Lot # 62 - **Approved by the Board**
- Discussion on the proposed changes to the Architectural Design Guidelines. 3.7, 4.0, 6.0
- Motion to approve the ADG changes to the (Summary of Application). - **Approved by the Board**
- Motion to approve the ADG changes to the (3.7 Site Drainage) - **Approved by the Board**
- Motion to approve the ADG changes to the (6.0 Construction Requirements). - **Approved by the Board**

Adjournment:

Meeting adjourned by Brent Morrison at 5:58 pm Next Meeting: February 9th 2021 @ 4:30.

Respectfully Submitted,
Tim Sullivan, Secretary