

# CVE HOA Board Meeting Minutes

## April 13<sup>th</sup> 2021

---

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

Attending guests: Carolyn Cockrum, Lynn Cockrum, Carolyn Anderson, Ace Bollinger, Lisa Colvin, Ed Mahrt, Patti Riel.

- The meeting was called to order by Brent Morrison, President at 4:30 on the GoToMeeting website.
- The April 13<sup>th</sup> 2021 agenda was reviewed – **Approved by the Board**
- The 3-9-2021 Board minutes were reviewed - **Approved by the Board**

### Homeowner Input:

- Lot # 70 requested a variance for their 10-foot garage door. **Voted 5-0 to Deny the request.**

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

- Replaced toilet valve in upper pool restroom.
- All Star Pools is currently in the process of resurfacing and repairing the upper pool. The project should be completed in time to open the pool at our regular scheduled time in May.
- The pool flower pots have been ordered from Palazzo Nursery. They should be in by the end of May.
- The board has decided to hold off on purchasing an additional heater for the lower pool.
- Heneghan Pools has recommended a few purchases for the upcoming season:
- 1 Filter cartridge for each pool = \$710 plus tax, - **Approved by the Board**
- Replace Gear plate for the upper pool cleaning system = \$300 plus tax - **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 completed.
- Irrigation water turned on for the common spaces.

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

- Upper Pool water turned on for repair work. Lower Pool water turned on as well.
- Access Cards 2 sets returned and 3 sets issued. Batteries purchased for Gate/pools
- Dead End/Speed Limit signs requested; spoke with Mitch Alcala (Lead) he is working on completing this.
- Swim Dock permit pending, Shade Sail 22 x 14 ready to order (227.42) - **Approved by the Board**
- All Backflow devices have been serviced for the year.
- Lower Mailbox project pending install.
- Neighborhood trash day pickup pending work party.
- Tennis Court gate lock proposed, will monitor and possibly add to next year's budget. .

## Treasurer Report: (Dan Hodge)

Dan Hodge has reviewed the Bank Statements and Financial Reports as of March 26, 2021.

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

**Current account balances as of March 26, 2021 are;**

**Operating Accounts = \$200,617.34**

**Reserve Accounts = \$104,096.90**

**Marina Account = \$55,180.81**

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

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 \$58,756.78 (54.1% of budget), this represents 64 members who have paid the 2021 HOA dues (\$56,000), three plan review fees (\$2250) and some interest on savings and CDs.

The YTD operating expense is \$20,896.43 (12.5% of budget). Expenses this month include \$812.50 for legal expenses, \$1,125 for Architectural Review expenses and \$1200 to the City of Chelan for the Swim Dock stairs (subsequently it was determined to correct amount is \$400. A new check has been issued and the \$1200 check has been cancelled.). All expenses are generally in line with the budget except for the Studio Walker invoice that covers 2020 work.

In March we had 21 members pay their Marina Maintenance fees (\$5250).

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

## Marina Report: (John Pembroke, Chair)

### Marina Committee

The City of Chelan sent an email on March 30<sup>th</sup> indicating they have accepted our proposal to use the WSDOT Formula Method to compute the Right of Way Lease. They are in the process of reviewing the specific numbers we provided. An agreement on the Right of Way Lease is the final condition needed to get our Permanent Occupancy Permit for the Marina.

### Marina and Lake Level

There are two boats moored in the marina. The current lake elevation is 1086.1. The low was 1085.6 the last week of March into the first few days of April. This is about 1.5 feet higher than the forecasted low. The lake is now filling. Current temperature is 48.6 degrees which is up almost 5 degrees in the past month.

### Marina Maintenance

Transpac Marinas visited the marina in late March. They will have a crew in Chelan beginning in Mid-April to work on the marina at the Lookout. During this time, they will send a crew to CVE to clean the sand and rocks out of our attenuators and block them to keep this from happening again. The water is scheduled to be turned on April 17<sup>th</sup>. The docks will need to be pressure washed. Volunteers are welcome!

### Slip Status

The committee is in the process of making sure the purchase and sublease lists are current. At this time, it looks like all those wishing to sublease moorage this season will be able to secure a slip. All property owners have been 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.

### 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. John Pembroke will ask for volunteer help in the next couple of weeks.

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

- Home plans approved but not in progress: Lot # 55, Lot # 69, Lot # 97
- Lot # 66 requested a 5-foot fence without a pool application, **Voted 5-0 to Deny the request till pool is installed.**
- Home Construction in progress:

Lot # 23 Halhjem  
Lot # 49 Bean  
Lot # 70 Mahrt  
Lot # 72 Roe  
Lot # 77 Hepper  
Lot # 88 Comiskey  
Lot # 93 Sanderson

Lot # 91 Rush  
Lot # 94 Sinclair  
Lot # 95 Best  
Lot # 100 Schmidt  
Lot # 101 Steward  
Lot # 103 Covello

## 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.
- Fire safety inspection of lots to completed this month.
- Noxious weed inspection by Chelan County revealed noxious weeds on the following Lots: 7, 16, 35, 36, 37, 60, The County will be sending letters out to the members.

## Compliance: (Tim Sullivan, Chair)

- Lot # 47, Trailer complaint received, Homeowner contacted and trailer moved.
- Lot # 10, Tree height complaint for side yard trees over 5 feet, contacted homeowner, pending resolution.
- Speeding vehicles have been a problem in the HOA, the City has contacted Legacy.
- Legacy "Dust" problem addressed with developer and the City of Chelan. (Water trucks ongoing.)

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

- Completed a FAQ sheet with questions for front entry sign.
- Provided three different choices for front entry sign for the community to vote on.

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

- GoToMeeting to be set up on 15 MAY 2021 at 09:30am to share proposed changes with homeowners.

### **Pending Topics: (Board)**

- Property Tax assessment appeal for (Track C Division 6) sent to Chelan County.
- E-mail to be sent out to membership for Annual Meeting. (Election, Budget, CC&R),

### **Adjournment:**

Meeting adjourned by Brent Morrison at 6:30m      Next Meeting: May 11th 2021 @ 4:30. (Morrison's Home )

Respectfully Submitted,  
Tim Sullivan, Secretary