

CVE HOA Board Meeting Minutes

May 11th 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 4:31 at his home.
- The May 11th 2021 agenda was reviewed – **Approved by the Board**
- The 4-13-2021 Board minutes were reviewed - **Approved by the Board**

Homeowner Input:

- None.

Pool Committee: (Mikaila Harberd, Chair)

- The lower pool is officially open for use!
- The upper pool repairs are complete. The floor cleaning system will not be installed for another 3 weeks.
- Jack Rutter confirmed that the pool can be used in the meantime. We are waiting for the new plaster to firm before opening the pool.
- A table top at the upper pool was broken during a recent wind storm. I have ordered a replacement piece.
- A request has been made to order an additional table and chair set to add to the other covered area.
- I reached out to Rich's Pool & Spa for prices and will follow up on the additional order after a Board approval for the additional purchase. Replacement tabletop: \$252 – ordered, Additional table: \$625.80, 4 chairs: \$929.60
- Motion to approve purchases of 1 table and 4 chairs, - **Approved by the Board**
- The potted flower arrangements have been ordered but are not ready for pickup. The nursery is hoping to have them by Memorial Day weekend.
- Thank you to all the helpers who pressure washed the pool decks, furniture and helped set everything out!

Social Committee: (Deb Feist, Chair)

- Adult time proposed for pools, will review with pool committee

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

- No Report.

Facilities Committee: (Tim Sullivan, Chair)

- Upper Pool deck pressure washed; Lower Deck pressure washed for pool opening's.
- Access Cards 1 sets returned and 2 sets issued. Batteries replaced for gate locks.
- Swim Dock permit pending, Shade Sail 22 x 14 arrived pending install.
- Lower Mailbox project pending concrete pad install.
- Lower irrigation unit needs replacement, and power outlet installed, Electrician has been contacted.
- Upper Mail box locks repaired, by postal carrier. 50.00 gift card will be provided to him for his service.

Treasurer Report: (Dan Hodge)

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

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

Current account balances as of April 28, 2021 are;

Operating Accounts = \$194,205.61

Reserve Accounts = \$104,096.90

Marina Account = \$59,690.69

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

The Balance Sheet shows Assets and Liabilities which reflects the account balances, the \$36,000 construction bond liability and the fixed assets of the HOA.

The YTD operating income is \$92,640.09 (85.2% of budget), this represents 101 members who have paid the 2021 HOA dues (\$88,375), five plan review fees (\$3750) and some interest on savings and CDs. We have received some dues payments since April 28th. I will be sending past due reminder email to all members who have not paid by May 1st.

The YTD operating expense is \$61,047.08 (36.5% of budget). Expenses this month include \$260 for legal expenses, \$2,642.70 for Property Taxes for parcels 40660, 68382, and 68384, \$2,080.25 to Grette Associates for permit work on the Swim Dock stairs and \$31,868.52 to All Star Pool for the upper pool resurfacing. All expenses are generally in line with the budget except for the Studio Walker invoice that covers 2020 work.

As of today we have 4 members who have not paid the 2021 dues, Each has been contacted.

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

Marina Report: (John Pembroke, Chair)

Marina Committee

The City of Chelan sent an email on March 30th indicating they have accepted our proposal to use the WSDOT Formula Method to compute the Right of Way Lease. There has been no further communication from the City.

Marina and Lake Level

There are four boats moored in the marina. The current lake elevation is 1090.1 up 4 feet in the past month. Current temperature is 58.8 up 10 degrees.

John Ajax, City Planner, has indicated the permits for No Wake Buoys will be finalized soon. The only caveat is we must use screw type anchors as opposed to concrete blocks. John Pembroke is checking with the Chelan County Marine Patrol on which anchors to purchase. They cost approximately \$90.00 each.

Marina Maintenance

Transpac, Marina work at the Lookout was delayed which means their crew was not in Chelan to complete our work. The crew was to remove the sand and rocks from our attenuators. We will need to revisit this early next spring.

The water was turned on April 17th. All docks were hosed or pressure washed. Thank you to Randy and Laura Halter for their assistance. There is a hose hanging on the life ring holder at the end of C/D dock. Help in keeping the docks clean is always appreciated.

The life rings have been placed back in their holders, as they were removed for the winter.

One Emergency Ladder has been secured to the main walkway dock between A/B and C/D docks. An additional ladder has been ordered. It will be mounted between C/D and E dock on the main walkway.

Slip Status

We have received two sub-lease agreements for 2021. There may be an additional four. This will leave two slips open to sub-lease.

Marina Rules

A copy of 2022 State of Washington Boat Registration must be provided by June 30th. This applies to all boats moored in the Marina.

As we get closer to summer it is important to remember the requirements and rules for mooring in the Marina. All paperwork must be submitted prior to a boat being moored in the marina.

CVE Marina Registration form on file with the Marina Manager.

Copy of insurance with a minimum of 300K liability and CVE a named insured.

Copy of Washington State Boat Registration showing a CVE property owner as the boat owner.

All boats must be secured with a minimum of 3 lines, all with snubbers.

All boats must be tied to not extend out into the fairway or over the dock.

No Swimming is allowed in the Marina.

The CVE form does not need to be submitted annually as long as the boat is the same. CVE normally gets a card from each insurance company showing renewals but it is still advised to send a copy of the renewal to cvehoamarina@gmail.com.

Parking Lot

Three "Unauthorized Vehicles Will Be Towed at Owners Expense" signs have been placed in the Marina Parking Lot. So far it appears they are working. If questions arise, we need to be clear that the parking lot is for CVE owners and guests to use to access the marina or swim dock. The four public spots are not monitored.

Big Valley Towing (formerly Burkhard) has offered to place additional signs in the marina lot and offer towing service if needed. If we feel this is needed, this could be a further deterrent.

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

- Home plans approved but not in progress: Lot # 55, Lot # 69, Lot # 97
- Lot # 29 plan received pending review, Lot # 69 Site Visit planed.
- Lot # 70 Ten-foot garage door pending change to nine feet.
- Lot # 81 Final Home plans reviewed and a motion to approve **-Approved by the Board by a Vote of 5-0**
- Proposal to keep (home plan PDF's) and return home paper plans upon completion of home builds. **Approved by the Board.**

- 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.
- Front Entry web page up and running on CVE 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 be completed this month. 6 Lot Owners were sent letters, each has responded.
- Lot #7 5/5 requested list of landscape and maintenance vendors
- Lot #98 5/4 requested list of landscape and maintenance vendors
- Lot #104 5/7 requested to landscape Crystal Dr and Sky Harbor St
- Lot #113 5/7 requested list of landscape and maintenance vendors
- Lot #117 5/3 requested list of landscape and maintenance vendors
- Lot #112 5/11 replied via e-mail he is working on his lot to be in compliance.

Compliance: (Tim Sullivan, Chair)

- 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.
- Trac "B" fence was installed to wrong lot corner point and intrudes onto Lot # 118.
- E-mail to be sent out to membership for Annual Meeting. (Election, Budget, CC&R)

Adjournment:

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

Respectfully Submitted,
Tim Sullivan, Secretary