

CVE HOA Board Meeting Minutes

July 7, 2021

Attending board members were: Lynn Cockrum, Debra Egeck, John Pembroke, Brent Morrison, Tricia Best.

Attending guests: Carolyn Cockrum, (John Pembroke Heather Rush, Wesley Rush. Attended via Zoom).

- The meeting was called to order by Brent Morrison, President at 9:05 at his home, and on GoToMeeting.
- The July 7 2021 agenda was reviewed – **Approved by the Board**
- The May 28,-2021 Board minutes were reviewed - **Approved by the Board**

Homeowner Input:

- Heather Rush, spoke about pending exterior details and agreed to submit an updated design plan and will halt exterior design until plans are reviewed and approved.

Pool Committee: (Mikaila Harberd, Chair)

- I followed up on the pool furniture order. It has not been received at the store. The sales dept will contact the manufacturer for a status and get back to me next week.
- The pool railings are incredibly hot with the high temperatures we are experiencing. I would like to ask the board's approval to purchase railing covers. Cost will be \$84 + tax. Tim Sullivan has volunteered to install.
- Motion to approve purchases of 3 Pool handrail covers for pools, - **Approved by the Board**
- The potted flower arrangements at the upper pool have been overcome by the heat.

Social Committee: (Deb Feist, Chair)

- No Report.

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

- Bid pending for center island on Crystal Drive for rocks.
- Lower Pool Lawn dog issues.
- Center island adjustments on Crystal Drive may be needed by the city.

Facilities Committee: (Tim Sullivan, Chair)

- Serviced 12 Homeowners Access Cards.
- Swim Dock permit pending. Ladder to Dock Repaired.
- Shade Sail 22 x 14 installed, and 4 chairs placed on the swim dock.
- Lower irrigation unit replaced; power outlet installed.

Treasurer Report: (Lynn Cockrum)

Dan Hodge has reviewed the Bank Statements and Financial Reports as of June 28, 2021. The account balances and financial reports appear to accurately reflect the financial status of the HOA.

Current account balances as of June 28, 2021 are;

Operating Accounts = \$200,171.42

Reserve Accounts = \$104,570.71

Marina Account = \$62,642.62

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

The Balance Sheet shows Assets and Liabilities which reflects the account balances, the \$42,000 construction bond liability and the fixed assets of the HOA.

The YTD operating income is \$113,005.61 (104% of budget). The 2021 HOA dues paid is \$106,750. All HOA dues have been paid. We have received 7 plan review fees (\$5200) and some interest on savings and CDs.

The YTD operating expense is \$79,600.42 (47.6% of budget). Expenses this month include \$307.40 to Evergreen Accounting for postage and materials for the Annual meeting mailing, \$4784.68 to Art's Edges for landscape maintenance, \$200 to Tim Sullivan for electrical work for the irrigation controller, \$1929.86 to Mikalia Harberd, reimbursement for pool furniture, \$395.24 to Palazzo Ponds for pool plants and \$517.50 to Grette Associates for work on the Swim Deck stairs permits. All expenses are generally in line with the budget.

We have received a refund for the taxes on parcel 40660 and it was deposited in early July.

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

Marina Report: (John Pembroke, Chair)

General

There are currently 41 boats in the Marina. This is the most we've had since the new marina opened in June of 2018. The lake is currently at 1099.7 feet. This would be considered full pool. The temperature is 73.9 degrees.

Up Lake Attenuator

The double attenuator second out from the beach is floating extremely low. The bottom tube has a significant amount of sand and beach rock inside. Transpac was here the week of 6/28 at which time they moved as much sand and rock as they could. The attenuator is now floating a couple of inches higher. At low water next spring Transpac will remove the rest of the sand and rocks and place feet under the attenuator to raise it off the beach to keep this from occurring again.

Right of Way Lease

In March, the City accepted our proposal to use the Washington Department of Transportations "Formula Method" to calculate the Right of Way Lease value. On June 4th we were advised the lease was going to be complete the next week. There has been no further update.

Name Placards

10 name placards have been received. The new placards will be installed in the next week. We also received two signs for the emergency ladders that say, "Emergency Use Only. No Swimming".

No Wake Buoys

The City is waiting for approval from City Council. They are also working with the Chelan County Sheriff to have them cross-charge for installation. Screw type anchors must be used which will need to be installed by a diver.

Marina Rules

We are waiting for 2022 Washington State Registration for one boat. Beginning 7/8 there will be a fine of \$25.00/day assessed if the registration is not received.

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

- Home plans approved but not in progress: Lot # 55, Lot # 69, Lot # 97
- Lot # 29 Final Home plans reviewed and a motion to approve -**Approved by the Board by a Vote of 5-0**
- Lot # 102 Final Home plans reviewed and a motion to approve -**Approved by the Board by a Vote of 5-0**
- Lot # 70 Ten-foot garage door changed to approved nine feet door.
- Lot # 91 Design elements changed and new plan pending Board approval.
- Lot # 93 Landscaping plan update needed.

- Home Construction in progress:

Lot # 23 Halhjem
Lot # 49 Bean
Lot # 70 Mahrt
Lot # 72 Roe
Lot # 77 Hepper
Lot # 81 Bain
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.
- New HOA Plat map need for website.
- New Board member photos and update on Committee's (Pending)

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. 4 Lot Owners were sent letters.

Compliance: (Deb Egeck/Brent Morrison, Co Chair)

- E-mail sent out to homeowner for loud noise after 10pm.
- Letters sent out to homeowners for Dust and Debris on property.
- Spoke to persons using the swim dock as well as the upper pool area, Trespassing.

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

- The Board reviewed the Votes on the entry and will go with the Option "B" 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)

- There were not enough votes received to meet a majority of the HOA (62 needed out of the 122 members) the Committee recommended to the Board to hold another Vote next year at the Annual meeting.

Pending Topics: (Board)

- Property Tax assessment appeal for (Track C Division 6) Property ID 40660 Approved by the County
- Property Tax assessment appeal for (124 Crystal Crest Drive) Property ID 68382 pending.
- Property Tax assessment appeal for (144 Crystal Crest Drive) Property ID 68384 pending.
- Left turn lane into Crystal Crest will only be completed during phase 3 of the Legacy Ridge project.

Adjournment:

Meeting adjourned by Brent Morrison at 11:50am Next Meeting: August 10th 2021 @ TBD

Respectfully Submitted,
Tricia Best, Secretary