

# CVE HOA Board Meeting Minutes

## September 14, 2021

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

Attending guests: Carolyn Cockrum, (Lisa Colvin and Carolyn Anderson attended via GoToMeeting).

- The meeting was called to order by Brent Morrison, President at 9:00am at the home of Lynn Cockrum, and on GoToMeeting.
- The September 14, 2021, agenda was reviewed – **Approved by the Board**
- The August 10, -2021 Board minutes were reviewed - **Approved by the Board**
- The August 18, 2021, Minutes from the Special Meeting were reviewed -**Approved by the Board**

### Homeowner Input:

- No report

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

The Pool Committee has the following updates:

- The daily pool cleaning service asks for patience as he continues to work with the construction dirt and fire ash at the upper pool.

- I have reached out to our pool service resources to see if anyone is available to clean the scum from the pool tile. I am waiting for options.

- The overflow sensor or timer has malfunctioned at the upper pool causing an overflow of water. The water to the pool has been temporarily turned off for the time being. The additional water should evaporate over the next few days. The daily service will keep an eye on the issue. Henegan's Pool Service will inspect and facilitate any necessary repairs.

- Missing tile in the lower pool will be replaced during pool closure.

- The pool deck water depth numbers need to be replaced. I think the option of painting the numbers onto the concrete could be a long-term solution. I confirmed with Sherwin Williams Paint that we can use a water base solid color stain with a grit additive. Price \$50

- The board has previously expressed interest in adding an additional heat pump at the lower pool. Does the board want to move forward on this purchase? I attached the previous estimate from February. If the board is interested in moving forward, I can check on any price changes.

- The pool committee wants to note that the pool fencing is in a state of despair. Proper prepping and painting will stop the rust and further damage.

- October 11th is the closing date for the pools. We will arrange a date to store furniture as we get closer.

A bid was submitted from Heneghen's Water Works, LLC to install a new heat pump on the lower pool. Two options were given for 120,000 BTU Heat Pump for \$4,450.00 + Tax and labor or 140,000 BTU Heat Pump for \$4,885.00 + tax and labor.

## Social Committee: (Deb Feist, Chair)

. The Social Committee has planned a community gathering for the afternoon of Sunday, September 26, in the parking lot at the upper pool. Due to continuing Covid concerns, the Committee is recommending attendees bring their own refreshments and food; the committee will provide all the of the plates, glasses, water, ice, etc., most of which we already have in stock. There will be minimal cost involved in this event. We request that the 9/26 event be posted on the CVE Website, as well as on the *Next-Door* Group Page, and the Committee will also post flyers at the Mailboxes & Pools to advertise. We have sent out emails to those owners who opted-in to be on the Social Committee email distribution list.

There are no other events planned for 2020, but the committee is hoping to be plan more activities in 2022. Our community continues to grow and having get togethers helps to bring the owners together which will help to continue to build a sense of community and support. The Social Committee budget for 2021 is \$500. No expenses have been at this time, nor have we spent money on anything other than the post-Annual Meeting Social over the past several years. If we planned an event every quarter, with the HOA supplying food, etc., budgeted around \$200/per event, that would be \$800. **We request that our budget be increased to \$800 in 2022.**

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

### ENTRY LANDSCAPING

I have emailed with Antonio's again about the pricing and scheduling availability for proceeding with the Entry landscaping for Phase I (area 1), Phase II (area 2), Phase III (area 3). They said the prices we were quoted a year ago are still good and that they would be willing and able to start this fall. Which means we could possibly start with the islands and rock around the drainage area which seems to be a concern for the board at this time.

**Phase I (area 1)** - area around marina parking lot includes around new entry sign, drainage area, down to Hwy and in front of first home next to parking lot - see area 1 image - cost \$65,000 ~ (plus tax)

**Phase II (area 2)** - area across from marina parking lot and below lower pool - see area 2 image - cost \$35,000~ (plus tax)

**Phase III (area 3)** - Two islands in the middle of crystal drive - will be created into a dry riverbed with native plantings - see area 3 image - \$17,000 ~ (plus tax)

Lisa Colvin asked about the replacement of Trees and the budget to do this which was previously approved in the amount of \$500.00. The board asked Lisa to resubmit the exact cost and we all want to move forward asap on this project.

## Facilities Committee: (Tim Sullivan, Chair)

Here is the Facilities report for August 2021.

- Aug 9th Issued Mail Keys & Access Cards to Allen, Lot-109B.
- Aug 13th Reprogramed Access Card for Hepper Lot-6
- Aug 18th Work party to remove wood piles and rope from lower pool grounds.
- Took loads to the dump and purchased new chain for chainsaw. Total \$89.06
- Dan, Tim, Kevin, Brent, Lynn, Ken, assisted.
- Aug 19th Issued Access Cards to Robillard, Lot 46.
- Aug 22nd Ken repaired the Sail on the swim dock and recovered broken chair from the water.
- Aug 25th Brent removed Bird Spikes from Swim Platform.
- Sept 3rd Issued Access Cards to Fredricks, Lot 68.
- Sept 3rd Issued Mail Keys to Fredricks, Lot 68.

## Treasurer Report: (Lynn Cockrum)

### Cash

Cash account balances as of August 27, 2021, total \$362,642 as follows.

- \* Operating Accounts = \$ 201,004.97
- Reserve Accounts = \$ 104,882.87
- Marina Account = \$ 56,754.90

The HOA's Total Cash increased \$10,468 in August due to additional construction deposits received offset by the net of normal monthly income and expenditures of the association during the month.

### Balance Sheet

In addition to the above outlined cash balances, the HOA's Balance Sheet reflects \$3.1 million of Fixed Assets (unchanged from last month) and Liabilities of \$51,000. The Liabilities relate entirely to the construction deposits paid to the HOA by homeowners who are in the process of building. The construction liability increased \$12,000 during the month of August due to the receipt of four additional construction deposits (\$3,000 each).

### Income

The YTD operating income is \$114,825, (~104% of budget). The 2021 HOA dues of \$106,750 have been received for all properties in the association. We received plan review fees of \$1,500 in August (\$6,750 for the year) and received nominal interest on savings accounts and CDs. There were no other changes in Income during August.

### Expenses

The YTD operating expense is \$89,222 (53% of Budget). August Expenses total \$3,276, which includes approximately \$500 Accounting Services, \$1,400 for pool expenses and \$1,000 for landscaping expenses.

### 2022 Budget

I sent a template to the Committee Leaders to submit their Budget requests for 2022. I'll prepare a draft 2022 Budget for discussion at the October Board meeting. Perhaps we'll have time to develop a list of budget items at the meeting next week.

In summary, the account balances and financial reports appear to accurately reflect the financial status of the HOA as of August 27, 2021.

Treasurers Report – **Approved by the Board**

## Marina Report: (John Pembroke, Chair)

**General** There are currently 38 boats in the Marina. The lake is at 1099.0 feet elevation. This is .5 feet down from August. The temperature is 70.5 which is down 1.6 degrees from last month.

**Maintenance** The geese are back and are making a mess. John Pembroke has asked the Marina Committee to investigate possible solutions.

Water turn off/winterization is scheduled for the week of October 18<sup>th</sup>.

A licensee has questioned electricity use in the marina. John Pembroke had Evergreen Accounting provide utility invoices from May and June. The base charge of \$11.20 plus tax was exceeded in May by \$.30 cents and in June by \$2.55. Assuming April and October would be like May and July, August and September are like June the total cost over the base charge is \$11.10. This divided by 60 slips is \$.18.50 cents per slip per year.

Power can be used by any slip user. Vacuums, electric pressure washers, buffers, and drills can all be used. There is danger if the power cord or appliance touches the water or if any electrical device is connected to the boat's motor without proper shore connection. Please see explanation in the rules section below.

**Right of Way Lease** We received the Right of Way lease proposal from the City on August 17<sup>th</sup>. We have some proposed changes we would like to see implemented having mostly to do with the term and voiding the lease. We are still waiting for the City to provide a legal description of the leased area so we can have our attorney review the proposal.

**No Wake Buoy** The city was not successful in getting the Sheriff to agree to a cross-charge to the city for installation. Craig Gildroy is getting quotes for an outside company to install the buoys. Once the quotes are in hand, he will ask City Council for approval. John Pembroke will reach out to City Council when we know the date.

**Rules** We have had a couple of instances of automobile battery chargers being used in the marina to charge boat batteries. This creates huge safety concerns. Please do not do this!

**Stray direct current (DC)**\*Can cause major damages to a boat, including hull fittings, shafts, props, rudders, and anything connected to the hull bonding system.

\*If aluminum-hulled, can cause extensive damage to entire hull.

\*In severe cases, can result in boat sinking.

**Stray Alternating Current (AC)**\*Introduces lethal electrical currents into the water surrounding a boat but does not damage boats.

When a boat is equipped with an ABYC approved electrical panel, galvanic isolator and UL marine battery charger any "unused" current returns to the dockside electrical system.

This may not be the case when an automotive charger is used. Current is introduced to the battery being charged. The battery is connected to the boats' engine via ground and power cables. Stray current can flow through the engine block and outdrive into the water causing damage to surrounding boats or potential for shock should anyone be in the water near the boat. There are options:

1. Use a jump start power pack.
2. Disconnect the positive and negative cables from the battery (to the engine ground and starter) prior to hooking up a charger.
3. Remove the battery from the boat and charge it at home. Here is a link to a Marine "How to site" Installing [a Marine Battery Charger – Marine How To](#)

The information below was provided by “Marine How To”

Never use an automotive battery charger on your boat when your battery is connected to the engine.

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

- Active Builds – Lots #23 #55, #62, #69, #70, #72, #77, #81, #88, #91, #93, #94, #101, #102 #103, ADC Committee Chair reported an update on all home building projects in progress that needed to be discussed and included a list of open actions to be taken by owners with follow up.

### **Website (Carolyn Anderson, Chair)**

- No Report

### **Firewise/Weed Abatement (Carolyn Cockrum, Chair)**

The following Lots still need action - #7, #5, #60, #62, #35, #36, #37, #109B, #110, #114, #116, #119, #120, #121, #16, #115.

June complete Lower Tract A – (open space between #112 & #113 on Crystal Crest)-take down fencing, 15’ buffer, space out interior brush.

Phase 1 complete Lower Tract C – take down fencing, 15’ buffer (but keep trees on west), space out interior brush, remove blackberries (have fire dept. burn lot?? Ask noxious weed inspector to tell us how to spray and kill blackberries).

August complete Lower Tract B – Detention Pond (at end of Crystal Crest)-15’buffer on north and east side of fence, buffer on east side of property

Upper Tract C – Blackberries

Upper Tract B – Okay

Timeline:

Feb. newsletter – first warning

May 1 – first drive-by

May 2 – Fire Safety Committee using their account

Aug. 1 – third drive-by

Aug. 2 – result letter sent by Compliance Committee

Sept – 1<sup>st</sup> follow up

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

- Letters will be sent to Lot #77 & #88 regarding landscaping issues and sprinkler system layout design that still have not been submitted to date. A Letter will be sent to Lot #94 regarding street clean up and dust control.

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

#### **ENTRY SIGN**

We have finally received the necessary engineering and documents to send in the application package to the city of Chelan. We should be sending this in the beginning of September 13th week. The board approved the application fees for the entry sign and the Marina sign of approx. \$50.00 each. Carolyn Anderson estimated the permit process to take about one week from the date of payment.

To get on the schedule for the creator of the entry sign rock we must pay the first half deposit (\$5475.00) Once we are on the schedule, they are 6 to 8 weeks out. The sooner we can pay the better. Otherwise, we will be looking at end of year before we can get this Entry rock placed IF we can still proceed in freezing weather otherwise, we are looking at next spring. The Board approved this once the permits are approved.

Entry sign boulder cost \$14,949.75 does not include concrete pad for rock (\$?), lettering from Graybeal signs (\$2100.00) and crane fees for unloading the rock (\$5,000).

Total approximate Cost for Entry Sign Rock will be close to \$25,000.00 - see rock image attached

To pay the rock deposit - check needs to be made to Binder Business Group in the amount of \$5475.00

### **MARINA SIGN**

Design is into Graybeal signs for a bid. Should have numbers soon. See Marina Image for Marina sign design.

### **ENTRY LANDSCAPING**

It was discussed that Carolyn Anderson would get a price for the demolition of the current sign and prep for the site including the concrete pad install only at this time. It was approved that we may have to be without an entry sign for a while. Carolyn asked to use \$65,000.00 + tax needed to do part of the entry sign project and the other monies needed for the gravel in the medians. We left the discussion at getting actual dollar amounts available to use this year towards this project from the Treasurer once the budget has been calculated.

### **CC&R Update: (Lynn Cockrum/Greg Feist, Co-Chair)**

No New News

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

The budget to be set once all the committees have submitted their requested budgets. To be done in the next few weeks.

### **Adjournment:**

Meeting adjourned by Brent Morrison at 11:34am      Next Meeting: October 12, 2021, 9:00am @The home of Tricia Best

Respectfully Submitted,  
Tricia Best, Secretary