

CVE HOA Board Meeting Minutes

October 12, 2021

Attending board members were John Pembroke, Brent Morrison, Tricia Best.

Attending Board Members: via GoToMeeting were Lynn Cockrum and Deb Egeck (Attending Guest via GoToMeeting was Carolyn Cockrum)

- The meeting was called to order by Brent Morrison, President at 9:00am at the home of Tricia Best, and on GoToMeeting.
- The October 12, 2021, agenda was reviewed – **Approved by the Board**
- The September 14, -2021 Board minutes were reviewed – Motion by Brent, second by John, to accept the minutes of the September 14th meeting unanimously -**Approved by the Board**
- **Treasurer Report: (Lynn Cockrum)**
 - **Cash and Balance Sheet**
 - Cash account balances as of August 27, 2021, total \$352,873 as follows.
 - Operating Accounts = \$ 191,230
 - Reserve Accounts = \$ 104,883
 - Marina Account = \$ 56,760
 - The HOA's Total Cash decreased \$9,769 in September due to normal monthly income and expenditures of the association during the month. There were no other changes to the Association Balance Sheet accounts during the month.
 - **Income**
 - The YTD operating income is unchanged \$114,825 from last month, (~104% of budget). The 2021 HOA dues of \$106,750 have been received for all properties in the association. We received nominal interest on savings accounts and CDs. There were no other changes in Income during September.
 - **Expenses**
 - The YTD operating expense is \$99,013 (~59% of Budget). Please note that the 2021 Budget includes substantial investments in new project expenses which have yet to be expended which is why we are so far under budget relative to expenses. September Expenses total \$9,791, which includes approximately \$2,200 for Business Expenses, \$6,400 for Landscaping expenses and other miscellaneous minor various costs.
 - In summary, the account balances and financial reports appear to accurately reflect the financial status of the HOA as of September 28, 2021.
 - At the board meeting we discussed extra Umbrella Insurance and possibly looking into getting additional coverage if needed. We all agreed to go over this with the insurance agent and get further advice.
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 - Motion by Brent and a second by John to approve the Treasurers Report –Motion passed and Unanimously **Approved by the Board**

Home Owner Report

- No report

Pool Committee: (Mikaila Harberd, Chair)

The pools are closed for the season. Henegan's Pool Service will be here next week to complete the end of the season servicing. He will also repair the missing tile in the lower pool.

Manuela will clean the bathrooms 1 additional time before the pool closes.

Pool furniture needs to be stacked & tucked away the week of 10/11/21.

Social Committee: (Deb Feist, Chair)

The Social Committee hosted a social event at the upper pool on Sunday, September 26, 2021. It was attended by several community members. The Social Committee is hoping to get more of a turn out in the future. No expenses were incurred.

The committee is in discussions about hosting more events in 2022 and they are hoping to find ways to get our community more engaged and welcoming new homeowners.

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

No Report

Facilities Committee: (Tim Sullivan, Chair)

- September 25th Issued Access Cards to, Lot 76
- September 25th Issued Mail Keys to, Lot 76
- October 1st Lost Access Cards returned by Lot 101.
- October 10th Removed Swim Dock Sail Shade for the season.
- October 10th Locked out the Upper and Lower Pools access gates.
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- **Project Items Hoping to complete for 2022:**
- Painting of Fences at the Upper and Lower Pools
- Painting the Swim Dock and platform
- Painting Upper Parking Areas Lines
- Procure New sign to Replace Tennis Court Sign on Gate.
- Procure and Install Lower Mailbox for Crystal Crest Drive Lots
- Procure and install Steps for Swim Dock

Marina Report: (John Pembroke, Chair)

General: There are currently 16 boats in the Marina. The lake is at 1097.1 feet elevation. The temperature is 62.1 degrees

Maintenance: Water turn off/winterization is scheduled for the week of October 18th.

Right of Way Lease: The Marina Committee has provided the City of Chelan with suggested changes to the Right of Way Lease provided to us by the City of Chelan on 8/17/21. Erlandson Surveying is working on the legal description of the right of way area. This will cost approximately \$500. The fee has been approved by the board.

At the board meeting John Pembroke gave an update regarding the previous requirement for concrete block anchors to secure the buoys that the city agreed to drop at their expense. Chelan Hills purchased the blocks for the purpose of anchoring the buoys per the city's direction for the "No Wake Zone". Now the City has changed the requirement to an

anchor that will be an “auger” type anchor that will require a diver to secure. We are prepared to buy these anchors, but we are going to hold the city to the agreement to place these at their expense.

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

- Active Builds – Lots #23, #29 #55, #62, #69, #70, #72, #77, #81, #88, #91, #93, #94, #101, #102 and #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.

The ADC Chair requested assistance from the Board in addressing owner color request. Motion by Brent, second by Debra to accept the colors submitted for Lots #102 and #69, It was unanimously approved by the board.

The ADC Chair reported Lot #69’s roofline changed from hip to gable
The motion by Brent, second by Debra, to approve Lot #69 roof design change, unanimously approved by the board.

Website (Carolyn Anderson, Chair)

- No Report.
- Motion by Brent, second by John, Unanimously approved by the board to pay the yearly invoice submitted for \$300 for website fee.

Firewise/Weed Abatement (Carolyn Cockrum, Chair)

The following Lots still need action - #115, #116, #118, #120
Lot #120 has sent a letter agreeing to comply.

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

Letter sent to Lot #72 regarding clean-up on Crystal Dr.

Letter sent to Lot #94 regarding street clean up on Heavenly Pl and Dust control.

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

ENTRY SIGN

The Entry Sign permit has been received back from the City of Chelan. The sign has been approved except we have to shorten the sign. It has been brought to our attention the maximum height can only be 4 ft. in height. The new dimensions have been given to the manufactured rock company. The rock will now be 132”x48” with the same metal lettering. The cost will go down from \$14,950 to \$12,648. This will include the rock, engineered slab, and engineering fees. The Rock Manufacturer said the rock should be completed this fall. With the rock deposit approval from the board, the landscaper will be contacted to remove the old sign. The Marina sign has been approved by The City of Chelan and an update will be provided soon on the completion of this sign. A request from the board on the budget to start the project has been made.

The board discussed the entry sign budget for 2021 and the board will send a letter to Carolyn Anderson to 1) submit the requested cost for demolition of the old entrance sign and installation of the concrete pad for the new sign to the board asap. The agreed upon 2021 budget for this project is \$25,000 of which to date we have spent \$7,266.50 per the board’s notes and invoices as follows: –

½ rock sign deposit: Binder Business Group (Invoice #1194): \$4,412.50
Two City of Chelan Permit Fees @\$50 ea.: \$100.00

Marina Sign: \$2,754.00

A balance remaining to use in 2021: \$17,733.50

Motion by Brent, second by John, to advise the entry Sign Committee to proceed with the demolition of the current sign and make preparations for the new Rock sign and related site work, within the budgetary limits of the \$25,000 2021 budget for the Entry Sign. The motion was unanimously approved by the board.

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

No Report

Pending Topics (Board)

The preliminary CVE budget planning for 2022 was presented by Lynn Cockrum. Brent asked Lynn to amend the Budget preparation materials by sending information in spreadsheet form prior to the next meeting.

Property Tax assessment appeal for Property ID 68384 is still pending and we may need to pay taxes on this lot for next year.

Brent asked that all Committee Chairs submit a list of active committee members on each committee to the board by our next meeting.

Adjournment:

Meeting adjourned by Brent Morrison at 10:53am Next Meeting: November 9, 2021, 9:00am @The home of Deb Egeck

Respectfully Submitted,
Tricia Best, Secretary