

Attending board members were John Pembroke, Brent Morrison, Tricia Best, and Deb Egeck
 Attending Board Members via GoToMeeting: Lynn Cockrum. The meeting was called to order by Brent Morrison, President at 9:08am at the home of Deb Egeck, and on GoToMeeting.

- The November 9, 2021, agenda was reviewed – **Approved by the Board**
- The October 12, 2021, Board minutes were reviewed – Motion by Brent, seconded by Lynn, to accept the minutes of the October 12, 2021, meeting unanimously – **Approved by the Board.**
- A Work Session of the CVE Board was called to Order on October 28, 2021, by President Brent Morrison at 4:00pm at the home of Tricia Best. All HOA board members were in attendance and Lynn Cockrum attended via GoToMeeting. This meeting was to review the 2022 Preliminary Budget. The Work session was adjourned at 6:00pm.
- The meeting of the CVE Board on November 9, 2021, adjourned at 10:26am and convened to an Executive Session at 10:27am and reconvened to the Board Meeting at approximately 11:05am and then was adjourned.

Treasurer Report: (Lynn Cockrum)

- **Cash and Balance Sheet**
- Cash account balances as of October 28, 2021, total \$333,611 as follows:
 - Operating Accounts = \$171,960
 - Marina Account = \$56,769
 - CD's = \$104,882
 - Total = \$333,611
- The HOA's Total Cash decreased \$19,300 in October due to the combination of normal monthly net operating expenses of \$16,300 and due to the refund of one construction deposit of \$3000 to a homeowner whose project is completed. The construction deposit liability now stands at \$48,000 which reflects a reduction from September 2021, when the balance was \$51,000.
- **Income**
- The YTD operating income is unchanged \$114,825 from last month. (-104% of budget).
- **Expenses**
- The YTD operating expenses is \$115,276 (-70% of Budget). October 2021 Expenses total \$16,300 and included the following:
 - October Expenses:

• Commercial Insurance	\$6,044 (Paid once a year)
• D&O Insurance	\$1,748 (Paid once a year)
• Annual Meeting Expense	\$ 541
• Legal Fees	\$1,170
• Accounting Expense	\$ 500
• Property Taxes	\$2,187
• ADC Architect Fees	\$ 875
• Landscape & Water	\$ 155
• Grette Associates	\$ 380 (Permitting Assistance)
• Entry Sign Binder Bus Gr.	\$4,413
• Pool Chemicals	\$ 390
• Pool Phones	\$ 144

- **Expenses – Continued:**

- Pool Water, Sewer/Garbage \$ 413
- Pool Electric \$ 374
- **Total Expenses: \$19,334**
- **Reimbursement by Lot Owner <\$3,070>**
- **Net operating Exp. October \$16,264**

- ****Note:** Expenses for the month are net of a \$3,070 reimbursement by lot owner who repaid costs previously reported and paid on their behalf by the association for clearing their lot to mitigate wildfire risk.

- In summary, the account balances and financial reports appear to accurately reflect the financial status of the HOA October 28, 2021, report.

- Brent Morrison added at the meeting that we should have a visit by our Insurance Broker to walk around Crystal View Estates Development and amenities and do an audit of our community to make sure we have proper signs in place and assess our risks to insure we have the proper amount of liability insurance. We will have a future vote to increase our insurance costs if needed.

- **Other:**

- The Entry Sign Revision Committee is requested and delegated the authority to revise its submittals for Areas 1, 2, and 3 by either re-scoping the work, rephrasing the work (or both), such that expenditures in 2022 do not exceed \$40,000. The revised plan is subject to Board review and approval.

- The Landscape Committee is delegated the authority to replace trees in the amount of \$1000 and irrigation repairs of \$500.

- The Marina Manager is delegated the authority to conclude the acquisition and installation of swim area stairs for an amount not to exceed \$4000.

- The Pool Committee is delegated the authority to acquire and install a new Heat Pump at the lower pool not to exceed \$5,500.

- The Pool and Facilities Committees are delegated the authority for the following statements of work with values not to exceed as shown below:

- 1. Paint Pool Fencing Upper or Lower Pool - \$2,500
- 2. Replace missing tiles both Pools - \$1,500
- 3. Recoat Pool patios/concrete - \$700
- 4. Replace Depth Numbers - \$500
- 5. Repaint Swim dock and Pier - \$1,000
- 6. Acquire and Install lock and sign on tennis court - \$2,000

- All above Contracts, purchase orders and commitments are subject to review and approval by the President and Treasurer prior to execution.

- The 2022 Operating Budget is subject to ratification at the 2022 annual membership meeting.

- ******* A \$3000 request for expenses to clear the area behind Lot 93 between Chelan Hills Div. 3, will be added to the Weed Abatement Committee’s budget.

The Motion to approve the Treasurers Report made by President Brent Morrison and seconded by John passed unanimously – **Approved by the Board.**

Homeowner Report

No Report

Pool Committee Report – (Mikaila Harberd, Chair)

- The only update to the pool committee reports is the addition of furniture & tabletop replacement will be delivered to the upper pool.

Social Committee: (Deb Feist, Chair)

- No report from Social Committee this month.

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

- The activity the landscaping (common areas must report is the Fall clean-up (see items listed), has been completed by Arts Hedges.
- 1. Clean-up Main entrance
- 2. Main Pool, islands, upper pool area
- 3. Blow-out sprinkler lines
- 4. Repaired drip line @ Marina 10, replaced valve upper
- 5. Fall clean-up trimmed arborvitae, cleaned beds, cut back plants, & trimming of bushes.

Facilities Committee: (Tim Sullivan, Chair)

- Facilities report for November 2021 is as follows:
- The winterization of the pool bathrooms (heaters on), and the Blow Down on the upper pool water lines including the tennis court drinking fountain has been completed.
- The tables were placed upside down to prevent wind damage. The glass from the small tables at the lower pool were removed to store them inside.
- Snow removal is set up to automatically happen at both mail areas if 2" of snow falls.
- Nov. 2, 2021 – Secured Water in pool bathrooms, placed heaters, blow down drinking fountain.
- Nov. 5, 2021 – Issued Access Cards to Lot 93

Marina Report: (John Pembroke, Chair)

- **General:** There are currently no boats in the Marina. The lake is at 1094.7 feet elevation down 2.4 feet in the past month and 5 feet from full. The temperature is 54.5 degrees.
- **Maintenance:** The water systems were winterized on 10/18. Heat tape is on in the water control box. The heater has not been plugged in yet.
- **Right of Way Lease:** The Right of Way Lease is ready to sign pending receipt of the legal description from Erlandsen Surveyors. They will try to have the legal description to us next week.
- **No Wake Buoys:** No Update.
- **Security:** There was vandalism reported on 10/26. On or around 10/24, the fuel line to a kicker motor was cut and the connector stolen. To add internet nearby will cost \$100 to run the fiber line and \$51.44 per month for service. Additional costs would be for the

router (\$100), security cameras (\$250) and monitoring of the cameras. (\$10/Mo.). The costs of access and hardware is approximately \$450.00. Monthly costs would be approximately \$62.00. Total insured value of the boats in the marina is a little over \$1.5M.

- The Board discussed adding security measures and all were in favor. John Pembroke will continue to check into all our options. Tim Sullivan is working on permitting the swim dock stairs and will keep us updated.

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

- Active Builds: Lots - #7, #23, #29, #55, #62, #69, #70, #72, #77, #81, #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 Board was asked to approve a refund of Lot #93 deposit. Deb made a motion to approve, and John seconded the motion, and it was unanimously – **Approved by the Board.**

Website: (Carolyn Anderson, Chair)

- Website has been updated with all information given.

Compliance: (Brent Morrison, Chair)

- No report.

Firewise/Weed Abatement: (Carolyn Cockrum, Chair)

- Lot #115 – Scheduled with Carlos (Nov. 1 email).
- Lot #116 - Scheduled with Carlos (Nov. 1 email).
- Lot #118 – 2nd Letter – Buffer
- Lot #120 – Cleared

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

- Entry sign and Marina sign have been removed.
- No exact date for new entry sign to be installed but staying in contact and should have more information soon.
- Marina sign is also in the works.

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

- No Report.

Pending Topics: (Board)

- Insurance Increase if needed
- Marina Security will continue to be investigated regarding implementing possible security measures.
- Other: Committee Lists were submitted. Brent moved to adopt lists as submitted and John seconded the motions, and it was unanimously – **Approved by the Board.**

Adjournment:

The meeting adjourned at 10:26am by Brent Morrison. The Next Meeting of the Board will be January 11, 2022, via GoToMeeting @9:00am.

Respectfully Submitted, Tricia Best, Secretary