

Attending board members were John Pembroke, Brent Morrison, Tricia Best, Deb Egeck, and Lynn Cockrum all attended via GoToMeeting Virtually. Others Attended: Carol Cotton & Carolyn Cockrum via GoToMeeting. The meeting was called to order by Brent Morrison, President at 9:03am.

- The January 11, 2022, agenda was reviewed – **Approved by the Board**
- The November 9, 2021, Board minutes were reviewed – Motion by Brent, seconded by Lynn, to accept the minutes of the November 9, 2021, meeting unanimously – **Approved by the Board.**
- Note** It was unanimously voted by all board members via an email vote in December 2021 that Lot 103 Landscape Plan be approved – **Approved by the Board.**

Treasurer Report: (Lynn Cockrum)

- **Cash and Balance Sheet**

- Cash account balances as of December 28, 2021, total \$316,160 as follows:

- Operating Accounts = \$154,193
- Marina Account = \$56,771
- CD's = \$105,196
- Total = \$316,160

- The HOA's Total Cash decreased \$7,250 in December due primarily to operating expenses paid during the month; less nominal interest income received of \$18. There were no changes in balance sheet items during the month. The balance of the Construction deposits remains at \$48,000 as of December 28, 2021. Expenses for the month included the following:

- **Expenses**

- December Expenses:

- Legal Fees \$ 406
- City of Chelan – Air Lease \$2,370
- City of Chelan - Water \$ 155
- City of Chelan - Garbage \$ 333
- PUD \$ 126
- Erlandsen - Marina \$1,494
- PUD - Marina \$ 14
- City of Chelan- Marina Air Lease \$2,370

- **Total Expenses: \$7,268**

- **Note: that the two Air Lease expenditures of \$2,370 pertain to the years 2017 thru 2021. The HOA was able to reach agreement with the city on the annual air lease agreement in late 2021. The decision was made to split the Air Lease cost evenly between the HOA general funds and the Marina funds due to the relative equal access to the swim dock (All HOA members) and the Marina (Marina members only). The checks were issued for the Air Lease payments and are being held pending formal approval of the final lease agreement by City Council. The City Attorney has

recommended approval to the Council. It was expected the lease would be approved by Council in December, but such approval was delayed until 2022.

Summary of 2021 income and Expenses:

- Below is a summary of 2021 Actual results in comparison to the 2021 Budget, along with brief descriptions of the reason for variances of actuals to budget.

Category	Actuals	Budget	Description
Dues	\$106,750	\$106,750	Consistent w/Budget
Design Fees	\$ 6,750	\$	Unbudgeted
Interest Income-CD's	\$ 1,587	\$ 1,800	Consistent w/Budget
HOA Income	\$115,177	\$108,700	
Business Expenses	\$ 28,920	\$ 20,150	+Air lease, Legal, Insurance
ADC Expenses	\$ 9,924	\$ 5,000	Overrun offset by Design Fee
			Income & Underrun is due to
			Entry sign & Landscaping
			Projects.
Landscaping	\$ 27,568	\$ 46,200	
Pools	\$ 57,142	\$ 76,700	Underrun due to lower costs
Swim Area	\$ 5,140	\$ 15,700	Under/swim stairs delay
Facilities	\$ 486	\$ 3,000	Lower costs & changes
Social Committee	\$ 0	\$ 500	No activities in 2021
HOA Expenses	\$129,180	\$167,250	
Marina Dues	\$ 15,000	\$ 15,000	Consistent w/Budget
Interest Income	\$ 113	\$ 150	Consistent w/Budget
Marina Income	\$ 15,113	\$ 15,150	
DNR Lease	\$ 4,215	\$ 4,500	Consistent w/Budget
Marina Insurance	\$ 5,867	\$ 6,000	Consistent w/Budget
Maintenance	\$ 291	\$ 400	Consistent w/Budget
Other	\$ 4,398	\$ 500	Overrun for Air Lease
Marina Expenses	\$ 14,771	\$ 11,400	
Total HOA and Marina	(13,661)	(54,800)	

- **Based on the Treasurers' review, the financial statements and reports prepared by Evergreen appear to properly reflect the financial affairs of the association for the month and year ended December 28, 2021.

- Lynn made a motion to approve the Treasury Report, Brent seconded the motion- **Approved by the Board.**

Homeowner Report

No Report

Pool Committee Report – (Mikaila Harberd, Chair)

- No report

Social Committee: (Deb Feist, Chair)

- No report from Social Committee this month.

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

- No Report

Facilities Committee: (Tim Sullivan, Chair)

- Checked both upper & lower pool bathrooms. Heat is on and all is good.
- Talked with City Building Department and received updated quote for stairs for swim dock and presented it to the board for review.
- Snow Plowing has been taking place in both upper and lower mailbox areas.

Marina Report: (John Pembroke, Chair)

- **General:** There are no boats moored in the Marina. The lake is at 1094.4 down only .3 feet from November 2021. Last year the lake was 3 feet lower in January. The temperature is 38.7 degrees down 15.8 degrees since November 2021. The lake is 5 degrees colder this January compared to last year.
- **Maintenance:** No Update.
- **Right of Way Lease:** The Right of Way Lease has been signed by Crystal View and returned to Thomas Tupling. Thomas will be asking City Council and the Mayor to sign off on the new lease on Tuesday January 11, 2022.
- **No Wake Buoys:** No Update.
- **Security:** The marina committee agreed to not move forward with Internet security at this time. Ideas of more signage, and sending reminders to Boat Owners to secure their own boats and remind all owners that the HOA is not responsible for insuring against crime in the Marina was discussed. The Marina Committee will continue to investigate possibilities to improve security, if possible, to make our Marina safe.

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

- Active Builds: Lots - #23, #29, #30, #45, #55, #57, #62, #69, #70, #72, #77, #81, #90, #91, #94, #101, #102, and #103.
- ADC Committee Chair reported an update on all home building.
- Non/Active Projects - #7, #8, #74, #96, #97, #100, #107

Website: (Carolyn Anderson, Chair)

- No Update

Compliance: (Brent Morrison, Chair)

- No report.

Firewise/Weed Abatement: (Carolyn Cockrum, Chair)

- No New Update

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

- No New Update.

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

- No Report.

Pending or Other Topics: (Board)

- All Board Members were asked to look over the HOA website to make sure it has all the information needed and discuss at our next meeting.
- ADC was asked to prepare Construction Deposit guidelines and submit them to the board for review and approval.
- Upper and Lower Pool covers will be inspected for snow load problems and addressed if needed.
- The Weed Abatement Committee was asked to prepare letters to Homeowners for the Spring Season Clearing; it was agreed that only New Homeowners will receive Pamphlets regarding Fire Danger and Weed Abatement.
- The ADC members present, (Carolyn Cockrum, Carol Cotton, & Deb Egeck), discussed the Protocol for Height Verification. It was a unanimous decision that we continue with the requirement that an onsite survey be submitted, and no virtual or other forms of a survey be accepted. -

Adjournment:

The meeting was adjourned at 10:14am by Brent Morrison. The Next Meeting of the Board will be February 08, 2022, @ the Home of Brent Morrison & via GoToMeeting @9:00am.

Respectfully Submitted,
Tricia Best, Secretary