

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

- The February 8, 2022, agenda was reviewed – **Approved by the Board**
- The January 11, 2022, Board minutes were reviewed – Motion by Brent, seconded by John, to accept the minutes of the January 11, 2022, and was unanimously – **Approved by the Board.**

Treasurer Report: (Lynn Cockrum)

- **Cash and Balance Sheet**
- Cash account balances as of January 31, 2022, total \$311,908 as follows:
 - Operating Accounts = \$149,950
 - Marina Account = \$56,782* (Treasurer will check on Lease payments that may need to be paid for by the Marina Account and will adjust if needed).
 - CD's = \$105,196
 - Total = \$311,908
- The HOA's Total Cash decreased \$8,990 in January. There was income of \$1500 for Design Fees received in January, which offset expenses of \$10,509 resulting in \$8,990 in net expenses for the month. Expense details are as follows:

- **Expenses**

- January 2022 Expenses:
 - Construction deposit refund
 - (no liability see explanation) \$3,000**
 - City of Chelan – Air Lease \$5,610**
 - Accounting Services \$1,000
 - Landscape \$ 412 (Snow Plowing)
 - Pool \$ 487 (\$155 PUD, \$312 City of Chelan)
- **Total Expenses: \$10,509**

- **Note: that the two Air Lease expenditures listed last month in January expenses were voided. These payments were re-issued with new checks covering all past years as well as 2022 Air Lease expense and now the full value of the Air lease settlement is now reflected in 2022 expenses. Evergreen Accounting will make sure the Air Lease Expense that was recorded in 2021 is adjusted to reflect these payments being finalized and made in 2022.

- **Note: Above construction deposit for Lot #93 was refunded in January 2022. Normally this would not be charged to expense but would rather be recorded as a reduction to the construction deposit liability account. However, it appears that when the owner of lot #93 paid the deposit in mid-2019, it was mistakenly recorded as income, not in the liability account as it should have been. Since the initial deposit for Lot #93 was recorded as income, the HOA must now recognize the \$3000 refund expenditure as an expense. A review of other payments received from owners for Construction deposits in mid-2019 was done and it appears that no

other deposits were mis-posted, and all are appropriately included in the deposit liability account or have since been repaid. A comparison of the “by-name” list (which equals our balance sheet value of \$48,000) with the ADC’s records, and appears the liability is appropriately stated.

Annual Billing:

- Evergreen Accounting is prepared to send the annual dues billings to members on or about February 15, 2022. A message from our HOA President, Brent Morrison regarding the invoices and our 2022 annual meeting will be included. A second letter will also be included from the Fire and Weed Abatement Committee and New Lot Owners will also receive a Firewise brochure.
- ****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 January 31, 2022.**
- Brent made a motion to approve the Treasury Report, Deb 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

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

- No Report

Facilities Committee: (Tim Sullivan, Chair)

- No Report

Marina Report: (John Pembroke, Chair)

- **General:** There are no boats moored in the Marina. The lake is at 1091.9 down 2.5 feet from last month, but 3.2 feet higher than last year. The temperature is 38.5 degrees which is 3.9 degrees colder this February compared to last year.
- **Maintenance:** Routine maintenance tasks have been outlined for the marina team that includes winterizing, spring opening, cleaning, and general maintenance. Two members have volunteered to look into security cameras, lights, and signs.
- **No Wake Buoys:** No Update.
- **Right of Way Lease:** The Right of Way Lease has been signed and approved by both CVE and the City of Chelan. Past lease payments have been made from 2017-2021 along with the 2022 payment. We are waiting for word on our Permanent Occupancy Permit and construction deposit refund.

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

- Active Builds: Lots - #7, #23, #29, #30, #45, #55, #62, #69, #70, #72, #77, #81, #91, #101, #102, and #103.
- ADC Committee Chair reported an update on all home building.
- Non/Active Projects - #8, #96, #97, #100, #107
- Lot #76- the ADC submitted to the Board for approval of plans. Brent made a motion to approve, and John seconded the motion with a condition of onsite elevations on site plan still needed. **Approved by the Board. One Board Member Abstained from the vote.**
- Lot #45-the ADC submitted to the Board for approval of plans. Brent made a motion to approve, and John seconded the motion. **Approved by the Board.**
- Lot #81- the ADC submitted to the Board for approval of their landscape plan with a putting green. Brent made a motion to approve, and John seconded. **Approved by the Board.**

Website: (Carolyn Anderson, Chair)

- The Website has been updated with all the Board’s recommendations sent in.

Compliance: (Brent Morrison, Chair)

- No report.

Firewise/Weed Abatement: (Carolyn Cockrum, Chair)

- All information regarding Weed Abatement and Letters that will be going out to Homeowners this spring, have been sent to the board for review. The Board reviewed and made small revisions and Evergreen will be sending out with Dues and Notices.

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

- The Marina sign has been completed and will be installed soon. The Committee is waiting on warmer weather for the Entry Sign Rock to be installed.

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

- No Report.

Pending or Other Topics: (Board)

- Facilities report submitted a new swim dock stair bid. The Board discussed this proposal. The Budget set was \$4000.00 bid is \$3535.00 + tax. Brent made a motion to approve bid and John seconded the motion. **Approved by the Board.**
- John asked the Board for \$200.00 for Marina Security Costs. Brent made a motion to give this amount to the Marina Committee and Lynn seconded the motion. **Approved by the Board.**
- The Marina Committee will be working on getting reasonable quotes to anchor down for No Wake Buoys – We need two buoys to be anchored down.
- The Board will review the draft of the ADC Guidelines.

- The Board will continue to discuss Performance deposit amount required in the future.
- Entry revision – The Board will provide direction to Entry Sign Committee regarding change of focus below lower pool area landscaping due to the future City Road Construction that will affect this area. We may need to change our focus on another area to take out non-compliant fire-resistant plants and replant. The City has plans to construct a turn lane and retaining wall that will affect the areas closest to the road.

Adjournment:

The meeting was adjourned at 10:48am by Brent Morrison. The Next Meeting of the Board will be March 8, 2022, Virtually via GoToMeeting @9:00am.

Respectfully Submitted,
Tricia Best, Secretary