

Attending board members were John Pembroke, Brent Morrison, Tricia Best, Deb Egeck and Lynn Cockrum who all attended via GoToMeeting Virtually. Others Attended: Carolyn Cockrum via GoToMeeting too. The meeting was called to order by Brent Morrison, President at 9:04am.

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

### Treasurer Report: (Lynn Cockrum)

Based on reports provided by Evergreen Accounting, the following represents the Treasurer’s Report for the March 8, 2022 Board Meeting:

- **Cash and Balance Sheet**

- Cash account balances as of February 28, 2022, total \$308,705.00 as follows:
  - Operating Accounts = \$149,255
  - Marina Account = \$53,939
  - CD’s = \$105,510
  - Total = \$308,705

- **February Activity:**

- There was HOA income of \$1,064 (\$750 design fee plus \$314.00 of interest income), and Marina income of \$9 received in February, which was offset by \$3,676 of recorded expenses resulting in \$2,616 in net expense and a net decrease in cash for the month of the same amount.

- **Expenses**

- February 2022 Expenses:

• Business Expenses	\$ 2.50
• ADC Design Costs	\$ 2,025.00
• Landscape Maint Contract	\$ 606.48
• Landscape Water	\$ 169.23
• Pool/Sewer/Water Garbage	\$ 351.87
• Pool Electric	\$ 145.35
• Marina Construct. Bond Refund	\$(1,987.50)**- HOA Acct.
• Marina Construct. Bond Refund	\$(1,987.50)**- Marina Acct.
• DNR Lease-Marina	\$ 4,350.52

- **Total Expenses: \$ 3,675.95**

- **\*\*Note:** The Marina Bond refund (received above in February 2022), was processed through the Marina account and was credited 50% to Marina and 50% to the HOA expenses, based on our earlier understanding that the Bond was originally paid based on the 50/50 split. John Pembroke reported that the Marina accounts were in fact charged 100% for the payment of the Bod. An entry will be made in March to correct the allocation so that 100% of the bond refund is credited to the Marina – this will be reflected in the next treasurers report. Brent made a

motion to amend the treasury report next month showing a credit the Marina Account to reflect the Construction Bond refund amount in full to the Marina Account only. Lynn Seconded the motion. **Approved By the Board.**

### **Annual Dues & Marina Dues Cash Received: (to date)**

- As of March 7, 2022, we have received \$28,000.00 of the annual dues and boat slip dues. This represents 23% of the total anticipated receipts. All of these monies were deposited on or after March 2, 2022 and is not reflected in the financials.
- **\*\*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 February 28, 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)**

- Mikaila reported back to the board regarding updating the heat pump bid previously submitted. Shawn with the heat pump company will be out to take another look before updating his quote. The board should be receiving the bid soon. The tile repairs at the pools was reported as completed last year. Mikaila also reported on the pool furniture order and it sounds like we will be receiving our order soon including the upper pool table top. Henigan’s will be doing their season opening services starting April 26, 2022.

### **Social Committee: (Deb Feist, Chair)**

- No report

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

- No Report

### **Facilities Committee: (Tim Sullivan, Chair)**

- Tim Sullivan reported that the new swim dock stairs have been ordered and the City of Chelan Building permit is in the process. The invoice for the stairs was submitted to the Board in the amount of \$3,729.00.
- The Pool houses have been checked and the heat is on, and all looks fine.
- Items on The Facilities Committee to complete are as follows:
  - 1. Swim Dock Stairs project to finish
  - 2. Install a lock on the Tennis Court
  - 3. Re-Open Pool Restrooms
  - 4. Install lower Mailbox
  - 5. Paint the Swim Dock
  - 6. Paint the Pool Fences

- 7. Paint Parking Striping

### Marina Report: (John Pembroke, Chair)

- **General:** There are no boats moored in the Marina. The lake is at 1090 down 1.9 feet from last month, but 3.9 feet higher than last year at this time. The temperature is 41 degrees which is up 2.5 degrees. The lake elevation is forecasted to be at its lowest point the first week of April at 1086.1 feet which is about 2 feet higher than the past few years.
- **Maintenance:** Marina water will be turned on in mid-April. We will need volunteers to pressure wash the docks once the water is on. The New Marina sign has been installed. It looks great! Thank you to the Front Entry Revision Committee for making this happen
- **No Wake Buoys:** The city has approved up to ten new No Wake buoys. Six of those belong to Chelan Hills (4) and CVE (2). All have been permitted.
- Craig Gildroy received a quote from the Dock Company to install 3 buoys (he was mistaken on the quantity) for \$5000.00. The city does not have a budget to install the buoys. Craig is working with the budget director to see if they will pay as they committed to when this process began in 2018. John Pembroke received a quote from Orca Scuba Center in Wenatchee for \$1200.00 to install 6 buoys. He has provided this information to the city. We may have to proceed and pay for our own buoy installation. Brent made a motion to approve \$500.00 from the Marina Account to be allocated for CVE’s part in the expense to install the two Buoys that CVE is responsible for towards this \$1200 expense. Deb Egeck seconded this motion. **Approved By the Board.**
- **Right of Way Lease:** John Pembroke has followed up with Thomas Tupling on the status of the Permanent Occupancy Permit and construction deposit refund.

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

- Active Builds: Lots - #7, #23, #29, #30, #45, #55, #57, #62, #69, #70, #72, #76, #77, #81, #84, #90, #91, #94, #96, #101, #102, and #103.
- ADC Committee Chair reported an update on all home building.
- Non/Active Projects - #8, #74, #97, #100, #107
- Lot #96 – house plans and storm water plans have been sent to the Board for approval .Brent made a motion to conditionally approve all plans pending house plans to be submitted to the ADC that include the 5:12 roof pitch and height elevation on the plans. Deb Egeck seconded the motion. **Conditionally Approved By the Board.**
- Lot #62 = Retaining Wall plans have been sent to the Board for approval. Lynn Cockrum made a motion to conditionally approve the plans with a notation on the plans to include landscaping will be added to the wall to “break up” the extreme length and height of the wall to make it more aesthetically pleasing. Brent seconded the motion. **Conditionally Approved By the Board.**

### Website: (Carolyn Anderson, Chair)

- No Report

### **Compliance: (Brent Morrison, Chair)**

The following Lots were sent letters from compliance - #55, #72, #91, #102

\*\*Landscape letters will be going out next month for those lots still needing to complete their landscaping.

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

- All information regarding weed abatement requirements were sent out with the HOA dues notices. May 1<sup>st</sup> is the date to comply with clearing your lot/banks of weeds and a drive by of the neighborhood will be completed for compliance.

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

- The Marina sign has been installed. The invoice for this will be coming soon. Committee member, Carolyn Anderson, has met again with Antonios Landscape Co., and asked for a revised bid for a partial landscaping on Area 1. She has also asked Antonio's for a bid on rocking the triangle area below the lower pool (we will call this Area 4). This was done per the Board's request and the bids will be submitted once they are received.
- The Committee has been in contact with the Entry Rock sign supplier and CVE is next on his agenda for them to come install the rock sign. The rock has been created. Once the rock is installed, Graybeal Sign Co., will come and install the lettering on the rock.

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

- The CCR Committee has asked to meet with the Board prior to the next HOA board meeting in April, to discuss the CC&R changes that will require members to vote. We will plan to work at getting the information out to everyone prior to the Annual Meeting in June, so that we get enough votes to meet the required quorum requirements to implement any changes to the CC&R's.

### **Pending or Other Topics: (Board)**

- The HOA Board will be checking on the status of HOA owned tracts to work towards compliance regarding weed abatement. A discussion was had regarding Open Tract "C" which abuts to Chelan Hills, to have this tract surveyed to designate exactly what is the boundary of this Tract and what CVE is responsible for clearing. Brent agreed to contact Pinnacle Survey Co. to get a price for a survey. The HOA has a \$3000 budget for weed abatement on this community owned tracts.
- The HOA will follow up on previously tax exempted HOA Tracts that we recently received a tax bill for. Brent agreed to check with the City to correct this and get this bill ratified.
- Mid-April the Board will be sending out a community Newsletter. We discussed adding notification to the neighborhood about any "Dog Poop"

issues, information about an upcoming Wood Chip event in April, HOA Board Member positions to be filled, and upcoming All Owners Annual Meeting set for June 4, 2022 at 10:00am.

- Annual Meeting needs to be set up with Campbell's resort and Tricia Best agreed to contact the special events coordinator and get everything reserved for the June 4<sup>th</sup> meeting.
- The Board will be reviewing the landscaping bids once they are received from the Entry Revision Committee.
- The Board is asked to do a Final Review of the ADC Guidelines by March 22 for any further comments or changes and submit to the ADC. The goal is for final formatting on April 12 so these can be available by the Annual Meeting on June 4<sup>th</sup>.
- Current Board Members that have Positions that are up for renewal were asked to decide by our next HOA meeting if they wish to complete another term.

#### **Adjournment:**

The meeting was adjourned at 10:41am by Brent Morrison. The Next Meeting of the Board will be April 12, 2022, at the home of Brent Morrison at 9:00am as well as on GoToMeeting virtually.

Respectfully Submitted,  
Tricia Best, Secretary