

Attending board members were Brent Morrison, and Tricia Best. Lynn Cockrum, Deb Egeck, and John Pembroke attended via GoToMeeting Virtually. Others Attended: Carolyn Cockrum, Deb Feist, and Greg Feist via GoToMeeting. The meeting was called to order by Brent Morrison, President at 9:01am.

- The April 12, 2022, agenda was reviewed – **Approved by the Board**
- The March 8, 2022, Board minutes were reviewed – Motion by Brent, seconded by Lynn, to accept the minutes of the March 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 April 12, 2022, Board Meeting:

#### Cash as of March 31, 2022

Operating Accounts	\$	210,685
Marina Account	\$	57,583
CD's	\$	105,510
<b>Total</b>	<b>\$</b>	<b>373,779</b>

Please note, the receipts pertaining to the construction bond refund received in February (\$3,975) and Marina Dues received in March (\$8,000) are included in the HOA’s Operating Accounts. I instructed Evergreen Accounting to transfer those funds into the Marina Account since those funds relate specifically to the Marina. This action was completed yesterday, and will appear in the April financials (i.e., the Operating Account Cash will be reduced by \$11,975, the Marina Account Cash increased by \$11,975).

#### March Activity

A summary of HOA Income and Expense is Below-

HOA Dues	\$	57,750.00
Interest	\$	22.11
ADC Design Fees	\$	1,500.00
HOA Income	\$	59,272.11
Accounting Office Exp	\$	601.23
Annual Meeting	\$	541.50
Landscape water	\$	169.23
Landscape New Projects	\$	3,265.71
Pool Committee- Phone	\$	(92.22)
Pool Water/Sewer/Garbage	\$	351.87
Pool Electric	\$	136.66
HOA Expenses	\$	4,973.98
Marina Dues	\$	8,000.00
Marina Expense	\$	224.31
<b>Total Net Income</b>	<b>\$</b>	<b>62,073.82</b>

In March we received \$65,750 (~54%) of the 2022 HOA Dues and Marina Dues. After March expenses and other Miscellaneous income, the total HOA Net Income was \$62,073. We received a \$3,000 construction Deposit in March, and this liability is now stated at \$51,000 (previously \$48,000).

Our total Cash increased \$65,000 in March, due to Net Income and Construction Deposit Liability increases. Most of the expenses for March are normal and recurring, except for the Annual meeting deposit and the expense for Landscaping New Projects pertaining to the Entry Sign, paid in March.

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 March 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)

- Mikaila reported the following regarding the pools:
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The pools have been scheduled 4/26 to prepare for opening. The additional heat pump will be installed to the lower pool at this time.

The previously purchased pool furniture will be delivered to the upper pool 5/3.

Pool permits are in the process of being submitted.

The Pool Phones will be turned on 5/2/22.

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

- A gathering at the Upper Pool is being planned after the June 4<sup>th</sup> Annual HOA Meeting for the whole Crystal View Neighborhood Members.
- Deb Feist discussed at the meeting, an idea for a neighborhood event this summer setting up a "Street Party". This would include possibly a band, and either a food truck or BYO food. Look for upcoming events!

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

- The landscape committee reported that they will be picking up the following trees and plants to fill in the holes in the upper pool area.
- 3-25 gal Betuyla jacquemontii bushes
- 1 birch tree clump 7-8'
- 1-Cornus Alb Bailhalo
- 1-Ivory Halo
- 1- Variegated Red twig Dogwood 5 gal

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

Tim Sullivan reported the following activities performed in the last month.

1. Removed the heaters from the bathrooms at the pools and turned on the water for the year.
2. Planning to obtain the pool deck sealer and prep for sealing in early May.
3. Swim Steps are on the way, no arrival date yet.
4. Issued one mail key to lot 81.
- 5.. Will change out batteries in door lock in May.

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

- **General:** There are no boats moored in the Marina. The lake is at 1088 down two feet in the past month, but still 4 feet higher above normal. The temperature is 49.8 degrees which is up 8.8 degrees. The lake will begin filling in the next week.
- **Maintenance:** Marina water will be turned on in the next week. We will need volunteers to pressure wash the docks once the water is on.
- **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. We are still working with the city on installation.
- **Right of Way Lease:** The Right of Way Lease is completed, and we have received our permanent occupancy.
- John reported at the meeting that it has been a challenge working with the city to get the no wake buoys installed. He is staying in contact, but is in the middle trying his best to help facilitate the installation.

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

- Active Builds: Lots - #7, #23, #29, #45, #55, #57, #62, #69, #70, #72, #77, #81, #84, #91, #94, #96, #100, #101, #102, and #103.
- New Exterior Projects: Lots - #13, #18, #74, #86
- Non-Active Projects: Lots - #90, #97, Becket Lot
- ADC Committee Chair reported an update on all home building.
- Lot #62 – The ADC committee sent to the Board for approval the Paint Color and Exterior Design change request. A motion to approve the new rendering submitted by Lot #62 that shows dark exterior colors and lap siding to replace the rock shown on the original approved drawings. Brent made a motion to approve, and Lynn seconded.  
**Approved By the Board.**

### Website: (Carolyn Anderson, Chair)

- No Report
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### Compliance: (Brent Morrison, Chair)

It was discussed at the meeting that Compliance will be sending out letters to all active builds to comply with the watering requirements to control dust. A request will be asked of all builds

to respond with evidence of a watering system (sprinklers) in place and a schedule of watering supplied.

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

Drive by Schedule for 2022:

1. May 1 – 1<sup>st</sup> drive-by (letters sent by Fire Safety Committee).
2. June 15- 2<sup>nd</sup> drive-by (letters sent by Compliance Committee).
3. August 1 – 3<sup>rd</sup> drive-by (letters sent by Compliance Committee)
4. September 15 – 4<sup>th</sup> drive-by (letters sent by Compliance Committee)
5. October 15 – 5<sup>th</sup> drive-by (if needed letters sent by Compliance Committee)

Noxious Weeds-

Lot #118 – April – Notified of Noxious Weeds.

On April 4, the county was contacted regarding noxious weeds. Reminder letters with control plans attached were sent out on 4/4/22. The committee asks these control plans to be returned within two weeks of receipt before a check of the sites are done.

The committee will contact sources for clearing for Tract C.

The following Tracts owned by the HOA list the concerns:

- Lower Tract A – (open space between #112 & #113 on Crystal Crest) – 15’ buffer, space out interior brush.
- Lower Tract C – take down fencing, 15’ buffer (keep trees on West), space out interior brush, remove blackberries (have noxious weed inspector tell us how to spray and kill blackberries, machine take them out).
- Lower Tract B – Detention Pond (at end of Crystal Crest) – 15’ buffer on North and East side of fence, buffer on East side of property.
- Up-per Tract C – remove blackberries
- Upper Tract B – OK

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

The entry sign is planned to be installed Saturday, April 9, 2022. The process of installing the lettering to the rock will be forthcoming. A new bid for a partial re-landscaping for Area 1 is \$12,558.50 + tax. The “partial” re-landscaping is because of the Legacy Ridge inspired turn lane project. The partial re-landscaping will NOT include rocking the area around the drainage and around the parking lot. Due to the projected use of this area for parking tractors and equipment, adding rock at this time will be a waste of money. The partial re-landscaping of area 1 will include the area from the steps up to the marina parking lot entrance. After the Legacy Ridge turn lane is put in, we can get a new bid for landscaping the rest of Area 1.

The Front Entry Revision Committee is proposing the following for approval from the Board:

1. Current budget allocated for this year for this re-landscaping is \$40,000. The committee proposes the re-landscaping of the partial area 1 – Steps to marina parking lot entrance \$12,558.50 + tax AND area 3 – the two medians going up Crystal Dr. \$16,719 + tax. Brent made a motion to approve this request for re-landscaping and Lynn seconded. **Approved by The Board.**

2. The Committee also was asked to get a bid on putting rock on the grassy area below the lower pool. This would have to be done at the same time as Area 2 is re-landscaped. The price to re-landscape Area 2 is now \$41,098.50 (includes the grassy area being changed into rock). This will have to wait for more money to be budgeted to this task reported the Committee.

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

- The CC&R committee will plan to work at getting information on changes to our CCR's out to everyone prior to the Annual Meeting in June so CVE members have time to know about these changes. We need to receive enough votes on any change to the CCR's to meet the required quorum requirements to implement changes to the CC&R's. Greg Feist discussed at the meeting making the vote response date deadline for two weeks after the Annual Meeting. This extension will give the CVE neighborhood time to get all our votes counted and fulfill the quorum requirement. It is planned that prior the two week extension, to contact members if we do not have their vote by the Committee by the deadline.

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

- The board continued to edit the New ADC guidelines, and these will be updated soon.
- John Pembroke discussed with the ADC and board about the current approved "Roof Line" types and that we may want to update this in the future to include some of the more modern styles.
- Brent is working on getting a bid from Pinnacle Surveying Co. to survey the open tract between CVE and Chelan Hills so that we only spend future money on clearing the portion that CVE owns.
- The Firewise/Weed Abatement committee is looking into ways to "Naturally" Clear our open tracts to comply with Weed Abatement/Firewise requirements. Goats is an option that is being looked at.
- Upcoming elections for Board Member Positions – We currently have three board members whose terms are expiring. John Pembroke, Brent Morrison, and Deb Egeck all are not going to run for the board and we have these positions needing to be filled.
- We discussed adding crushed rock around the drainage area below the Marina Parking area. John Pembroke will look into the cost to add this crushed rock for a temporary dust solution until the left turn lane is installed in the future.

**Adjournment:**

The meeting was adjourned at 11:17am by Brent Morrison. The Next Meeting of the Board will be May 10, 2022, at the home of Lynn Cockrum at 9:00am as well as on GoToMeeting virtually.

Respectfully Submitted,  
Tricia Best, Secretary