

Attending board members were Brent Morrison, Tricia Best, Lynn Cockrum, Deb Egeck, and John Pembroke. Carolyn Cockrum also attended the meeting and gave the ADC report. The meeting was called to order by Brent Morrison, President at 9:03 am.

- The May 10, 2022, agenda was reviewed – **Approved by the Board**
- The April 12, 2022, Board minutes were reviewed – Motion by Lynn, seconded by Brent, to accept the minutes of the April 12, 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 May 10, 2022, Board Meeting.

#### Cash as of April 30, 2022

Operating Accounts	\$	200,201
Marina Account	\$	75,057
CD's	\$	105,510
Total	\$	<u>380,768</u>

#### April Activity

A summary of HOA Income and Expense is Below-

Dues	\$	21,000.00
Accounting Office Exp	\$	508.00
Landscape water	\$	169.00
Landscape Contract	\$	1,739.00
Landscape New Projects	\$	10,402.00
Pool Water/Sewer/Garbage	\$	352.00
Pool Electric	\$	127.00
Pool permit	\$	590.00
Swim area project	\$	3,729.00
Marina other expense	\$	14.00
	\$	17,630.00
Marina dues	\$	3,500.00
License fee	\$	101.00
Marina int	\$	20.00
	\$	3,621.00
	\$	6,991.00

Our total Cash increased ~\$7,000 in April due to Net Income of approximately the same amount. Expenses for April included \$10,000 for the entry sign and \$3700 for the swim dock stairs. I have attached a draft of my Annual Meeting Treasurers report, which will be supplemented with three separate financial reports and sent to owners for the annual meeting. The Budget and Treasurers report are required to be voted upon by the members.

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

## Homeowner Report

Lot #93- Homeowner Phil Long, presented to the Board via email a request to paint lines for the Basketball Hoop up near the Upper Pool /Mailbox Parking Lot area. Mr. Long communicated that he would donate his time and incur all the expense to paint a 3-Point line and Free Throw line to enhance the basketball play area. The Board discussed this at the meeting and a motion was made by Brent and seconded by John. **Approved by the Board with a 3/2 Vote.**

The Board communicated the approval with conditions: After one year the Board will assess safety concerns, or any added problems caused by this area. If too many added problems are noted, we will vote to remove the hoop if necessary.

## Pool Committee Report – (Mikaila Harberd, Chair)

- Mikaila reported the following regarding the pools:
  - \*The pools have been serviced to open for the summer.
  - \*The installation of the new heat pump at the lower pool is still in the process of being completed. As of 5/2 the water temp is at 77 degrees using the original pump.
  - \*The facilities committee is looking to prep the pool decks next week. Once completed we can set out pool furniture.
  - \*Zipty has completed the phone line installation for both pools.

I have made a note of the CVE social event for June to reserve the upper pool.

## Social Committee: (Deb Feist, Chair)

The plan for the after-meeting Social at the upper pool on June 4, 2022, is as follows:

Per discussion at last month's meeting, we are estimating attendance at the social gathering to be approximately 60-70. We would appreciate a more accurate number closer to the date for ordering purposes, if the Board can provide.

We have obtained pricing for food items for the Social from Safeway and Costco. Costs will be well within budget; hoping to keep costs at or below \$350.

We plan to provide cheese, fruit, and veggie trays, small sandwiches, salads, and cookies (budget permitting). Water, ice and plates, napkins, utensils. Owners will bring personal beverages for their use.

We request 'Pool Reserved' signs from the Pool Committee be posted up on the pool by Thursday June 2, to advise owners of pool closure. Social Committee will also post notices at mailboxes announcing the event. We will also send an email to owners on our approved email list and also post on our CVE Next door App, as well as announce at the Annual Meeting.

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

Landscaping report for the common area:

Arts Edges has confirmed they will plant 3 trees (replacing the trees that we lost) and several bushes by the upper pool area- by the end of the month.

The sprinklers have been set up with timers at the entrance and pools.

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

Tim Sullivan reported the following:

#### Facilities Report for May 2022

Completed 4 Backflow inspections.

Issued Mail Keys to Lot # 16

Issued Access Cards to Lot # 16

Received Returned Access Cards Lot # 83

Received Swim Dock Stairs and Installed (Inspection Pending)

Pressure Washed Upper Pool Area. (Sealer Pending)

Pressure Washed Lower Pool Area. (Sealer Pending)

Repaired Tennis Court Drinking fountain

Purchased 10Gal Gem Seal 700 for pool Decks. (478.71)

Assisted pressure washing marina.

Requested Access Cards be returned for Lot #50

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

- **General:** There are three boats moored in the Marina. The lake is at 1087.9. The original PUD information showed the lake at its low point around April 1<sup>st</sup>. It continued to drop most of April and reached a low of 1087.3 on May 1<sup>st</sup>. The lake is filling now. Last May the lake was at 1090.1 and had come up 4 feet during the previous month. The water temperature is 52.9 which is up 3.1 degrees from last month.
- **Maintenance:** The Marina water is on and the docks have been pressure washed. Thank you to Dan Hodge, Jim Walker, Kevin Smith, and Tim Sullivan for helping. We would appreciate all users help to keep the docks clean throughout the boating year. There are hoses available on the main dock.
- **Insurance and Registration:** Please remember to provide a copy of your 2023 Registration prior to the end of June. All Boat registrations expire on 6/30. Please send to cvehoamarina@gmail.com
- **Right of Way Lease:** The Right of Way Lease is completed, and we have received our permanent occupancy permit.

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

- Active Builds: Lots - #7, #23, #29, #45, #55, #57, #62, #69, #70, #72,#76, #77, #81, #84, #91, #94, #96, #101, #102, and #103, #116.
- New Exterior Projects: Lots - #13, #18, #74, #86, #95

- Non-Active Projects: Lots - #90, #97, #100, #107
- ADC Committee Chair reported an update on all home building.

The Final Draft of the New Updated ADC Guidelines were presented to the Board for Approval. Brent made a motion to approve the Guidelines and Lynn seconded the motion. **Approved by the Board.**

Carolyn Cockrum presented to the board a sample of a sign to be installed on each New Build Lot with rules of construction. The expense of each sign will be paid for by the Lot owner and will be required to install the sign prior to the start of construction. – A motion to approve the sign was made by Brent and John seconded the motion. **Approved by the Board.**

### Website: (Carolyn Anderson, Chair)

- No Report

### Compliance: (Brent Morrison, Chair)

No Report

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

Drive by Schedule for 2022:

April 29 – Drive By

June 15 – Drive-By

August 5 – Drive By

August 24 – Drive By

Sept/Oct- Drive By

Lot 107 – Buffer & Large Vegetation needs to be spaced

Lot 108 – Large Vegetation needs to be spaced

Lot 110 - Buffer

Noxious Weeds –

Kathie Morrison – Met with Harvest Valley Pest Control – April 28, 2022, to bid on area around the pond for noxious spray

Lot #118 – April – Carol & Kathie Met with homeowners.

Update – May 4, 2022, Adam will be available to do a drive through the week of May 16. Homeowners with previously known issues were sent a letter several weeks ago and Adam reported he received a few replies.

Rod Anderson contacted county on Noxious weeds on April 4<sup>th</sup>. Reminder letters with control plans attached were sent out 4/4/22. The committee gives homeowners two weeks to return their control plans before going out to check sites. Another Drive-by will take place the end of April or the first week of May.

Fire & Weed Abatement Committee: Kathie Morrison & Carol will contact sources for clearing Tract C

Carolyn Cockrum will send out drive by letters.

Common Areas:

\*Open Space A: Buffer

\*Open Space B: Blackberries and large vegetation (blackberries will be chemically sprayed when leaves open in approximately two weeks). The bid for the spraying is \$350.00 – Brent made a motion to approve this expense and Deb seconded the motion. **Approved by the Board**

\*Open Space C: Chelan Hills border (waiting for survey of border to be done). The cost for the survey is \$1500.00 – Brent made a motion to approve this expense and Lynn seconded the motion. **Approved by the Board.**

\*Tract C: Buffer

Time Line:

1.5 Feb Newsletter – first warning

2.5 May 1 – first drive-by (letters sent by Compliance Committee)

3.5 June 15 – second drive-by (letters sent by Compliance Committee)

4.5 Aug 1 – third drive-by (letters sent by Compliance Committee)

5.5 Sept 15 – fourth drive-by (letters sent by Compliance Committee)

6.5 Oct 15 – fifth drive-by (if needed letters sent by Compliance Committee).

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

The entry sign has letters installed on the rock. The Committee is checking into lighting options.

Antonio's should begin landscaping on the partial area 1 and the medians in

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

- The CC&R committee prepared information on changes to our CCR's for everyone to read prior to the Annual Meeting in June and will be included in the package to be sent out to all homeowners.

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

- Tricia will investigate the cost to enhance the existing fencing around the tennis court – we would like to increase the fence height to 6' as well as the gate on the parking lot side.
- Board members will continue to investigate the cost and options for a lock to the tennis courts.
- A new sign will be designed for the tennis courts and add a sign in the basketball area to remind participants to "Play at your own risk".

### **Adjournment:**

The meeting was adjourned at 11:25am by Brent Morrison. The Next Meeting of the Board will be June 4, 2022, at the Annual HOA meeting at Campbell's Resort – River Room at 10:30am as well as on GoToMeeting virtually.

Respectfully Submitted,  
Tricia Best, Secretary

