

CVE HOA 2021

ANNUAL MEETING MINUTES

June 5, 2021

The 2020 Annual meeting of the Crystal View Estates Homeowner Association was called to order by Brent Morrison at the Campbells Resort and on the GO Meeting Website, at 10:35am, Saturday, June 5, 2021.

President Carolyn Anderson introduced the Board, then talked about the highlights from the past year. Carolyn, spoke of the accomplishments by the Board this year. She noted that all of the work is organized by volunteers. She encouraged everyone to sign up to be on a committee and do a part to keep CVE the highest quality residential community in Chelan

President's Report: (Carolyn Anderson)

Board Goals and Accomplishments:

- This past year the board organized a (OPT-IN) membership list and shared with all homeowners. This list is a voluntary Opt-in list. All members should have received this in your email. If you want more information on how to be on this list please contact the board. Another option is to be on the social email list only – this is where you will receive emails about social activities like pickleball, or HOA socials only and this list is PRIVATE – other homeowners do not have this list.
- This past year the board also organized the repair of the retention pond located at the bottom of the marina parking lot. This retention pond failed because of 25 years of use and then several large rain storms in a single season. This created an emergency situation as the bank was washing away down onto the highway (SR-150). After many unsuccessful attempts to get local contractors to bid the job our developers' representative, Steve Jiran along with Kathleen Clementson, stepped in and facilitated a contractor who was able to complete the construction in a timely and cost-efficient manner. Thank you, Steve and Kathleen.
- Crystal Crest development update – this is the undeveloped property at the end of Crystal Crest Dr. After the area has been developed this new area will be turned over to the Crystal View HOA. Our developer's representative, Steve Jiran, has notified the HOA that construction teams have begun the layout and earth moving activities required for road section and utility stub outs. There is to be NO unaccompanied access to the area. Any questions please contact the board or the developer.
- In response to the COVID-19 pandemic the board, for the last several months, has been meeting the same way we are meeting today. The board will continue to have monthly board meetings this way until it is safe to meet in person. So... If you're interested in listening into the monthly board meetings – it has never been easier to do – and listening will keep you informed of board business. Meetings are the 2nd Tuesday of every month at 4:30. (Please) e-mail CVEHOABoard@gmail.com if you would like to attend.

- Development – There are several tracts that our developer discovered had not been accurately recorded with the county. We have been trying to correct the issues. Tract 1 –located on crystal drive – the developer is in process of finishing the landscaping before turning over ownership to HOA. Lower pool area – board approved the developer to turn ownership over to HOA, Tract B and C –drainage tracts located off of Waterview Drive – the developer is doing some drainage improvements before turning over ownership to HOA.
- Personal Property – when walking please stay on the sidewalks and off other home owner’s personal property and please keep your pets off of personal property as well. There are lots of webcams out there so Please do not use other home owner’s garbage cans while you are out walking -
- Please make sure your contact information (email, phone and mailing address) is always current with the board. We rely on this to get you the information you need.

Confirmation of QUORUM: (Dan Hodge)

- The Quorum will be met by ballots returned by June 15th 2020.
- A total of 70 ballots were received. Of those, 63 voted in favor of approving the minutes, 60 voted in favor of approving the proposed budget and one voted against approving the budget. Two did not vote on the budget and 7 did not vote for either item.

Secretary: (Tim Sullivan)

- The 2019 Annual Meeting minutes were mailed to all members in the HOA and will be approved by ballots returned by June 15th. (63 Ballots Approved the Annual Meeting Minutes).

Treasurers Report: (Dan Hodge)

Dan’s report was mailed to all members in the HOA and the proposed HOA budget for 2020 was also mailed to the membership.

- The following are the Account Balances for EOY 2020 and May 28, 2020.
- The Treasurer and Board have reviewed the Bank Statements and Financial Reports as of May 28, 2020. The account balances and financial reports appear to accurately reflect the financial status of the HOA.
- Current account balances as of May 28, 2020 are;
 - Operating Accounts = \$172,704.57
 - Reserve Accounts = \$102,641.33
 - Marina Account = \$61,372.23
- The YTD operating income is \$110,757.40 (110% of budget), this includes \$9000 from Construction Bond deposits. Association Dues collected is \$95,250 (97.3% of budget). Since June 2nd we have had one more member pay. Currently have two members who have not paid the 2020 HOA dues. I have contacted each member regarding their due’s payment.
- The YTD operating expense is \$23,843.08 (17% of budget). Most expenses are in line with expectations. Legal Fees have exceeded the budget by \$6363.75 largely as a result of potential litigation.

The Treasurer's Report and the 2020 Budget were approved by a majority of the membership. (60 YES, 1 NO, and 9 Abstained)

BOARD MEMBER ELECTIONS: (Carolyn Anderson)

Carolyn Anderson called for the 2020-2021 elections. This Ballot was sent to all members with a pre-paid envelope to return votes to the HOA. All Ballots will be CONFIDENTIAL All ballots returned in the provided addressed and stamped envelope will go to Ruth at Evergreen Accounting. She will check lot owners off the list once they have voted so there cannot be duplicate entries. The board will NOT see the ballots. If you have any questions, please contact the board.

Due by June 15th – results will be finalized by the 25th

New Board nominees – you can read their bios in the packet or on the website

Tom Patton, Brent Morrison, Lynn Cockrum, Debra Egeck, John Pembroke

Election Results – 2020-2021

The following candidates were elected:

John Pembroke (Exp. 6/30/22), Debra Egeck (Exp. 6/30/22) and Brett Morrison (Exp. 6-30-22)

Committee Reports:

Social Committee: (Deb Feist, Chair)

- Due to Covid-19, there will be no social event this Year.

POOL COMMITTEE: (Mikaila Harberd, Chair)

- Pools opened late due to Covid-19 and groups are limited to 5 or less.
- Jack's Magic Pool & Spa Service and Henegan's Water Works will continue to service our pools.
- Besides the services we hire, it takes the effort of many homeowner volunteers to open and close the pools as well as maintain them during the summer. The deck and patio furniture are power washed and arranged on the deck in the spring. Water is turned on, restrooms are cleaned and supplies stocked, hornet traps are put out, contact is made to pool service people, phones are turned on, pool gate cards are activated, and pool area updates are made. In the fall, water is drained, patio furniture stacked, restroom heaters turned on, phones are disconnected and pool gate cards are deactivated. If you are interested in being on this committee, please contact one of the committee members.
- Please remember, **NO glass** is allowed in the pool areas.
- Food and drink, other than water, is not allowed in the pool water.
- Large Group Gatherings (Mikaila Harberd) is the contact person for groups of eleven or more.
- To reserve the upper pool only, the policy and agreement form is on the CVE website. Fill it out and return it to Mikaila, It takes a week to process the reservations, so plan accordingly.
- Please note that large gatherings are not allowed on Saturdays or holidays out of respect for the other homeowners. Have a safe and enjoyable summer!
- Please contact a member if you have any questions or concerns.

Facilities Committee: (Tim Sullivan, Chair)

- Swim Dock shade sail ordered, if you need Access Cards for the Pools/Marina, please let me know.:

Landscape Committee: (Lisa Robinson, Chair)

- The group that looks after the landscaping of the CVEHOA owned landscape continues to pursue the goal of maintaining an image of quality. Arts Edges to Hedges is our dependable landscape maintenance contractor that keeps the common areas looking great. The company snowplows the mailbox access in the winter.
- The committee has been working with the developer on designs for an updated entry sign and landscaping the entry area with plantings that are more fire resistant.
- We want the HOA environment to always reflect the pride in our community that all of us share. The Common Landscape Committee encourages any homeowners who have an interest in this project and be a part of this committee to please sign up.

Architectural Design Committee: (Carolyn Cockrum, Chair)

Carolyn's report was submitted and read by the HOA membership.

- The main objective of the Architecture Design Committee is to ensure that every home is designed with the quality of the whole community in mind. Home designs are to be harmonious with the community and to value view corridors.
- We look forward to keeping our community one of the finest in the Chelan Valley.

Compliance: (Tim Sullivan, Chair)

We had very few compliance issues in the last year. These are the compliance issues that are most common:

- RV and Boat parking for no longer than 3 days.
- Garage & Recycle Cans need to be brought back to your house and off the street within 24 hours
- Weeds & Noxious plants need to be removed.

Web Site: (Carolyn Anderson, Chair) www.crystalviewestates.org

The website was upgraded this past year and continues to serve us well. Please look at it frequently for updates and notices. If you have anything that would be helpful to see on the website please contact CVEHOABoard@gmail.com

On the website you will find the following:

- CC&R's, Bylaws and Rules
- House & Building Requirements
- Landscape, Fire Safety & Weed Control
- Marina documents
- Minutes from the board meetings
- Pool Rules
- Committees and what their duties are
- Photo Gallery

Fire Safety: (Carolyn Cockrum, Chair)

Homeowners limit the amount of flammable vegetation, choosing fire-resistant building materials and construction techniques, along with periodic exterior maintenance in the three home ignition zones.

- Visit Firewise.org for more information.

Marina: (John Pembroke, Chair)

Right of Way Lease: The lease is still being negotiated with the city.

No Wake Buoys: CVE and the Chelan County Marine Patrol will be placing two No Wake Buoys approximately 100 yards out from each corner of the marina. The locations have been marked by the Marine Patrol. Chelan Hills will be placing 4 buoys which will extend the string of buoys from CVE to Chelan Shores. As a reminder there is a 5 MPH speed limit within 100 yards of shore or a dock within Chelan City limits. Outside of City limits the speed limit is 8 MPH within 100 yards of a dock or shore. This law applies regardless of the existence of No Wake Buoys.

Registration and Insurance: Washington State Boat Registrations must be renewed by 7/1/20. Please send a copy to the CVE Marina email prior to expiration. All boats moored in marina (unless a guest form is on file) must be registered to a CVE property owner. Current Registration, the CVE Moorage Form and Insurance with CVE as a named insured must be provided to the CVE Marina Manager prior to mooring in the marina. Please provide an updated copy of your insurance prior to expiration each year.

COMMENTS & QUESTIONS – the on-line meeting was open for comments or questions, please Un-mute yourself, announce your name and lot # and when finished – Mute yourself, (No Comments were given)

The meeting was adjourned at 12:05 pm

Respectfully Submitted,

Tim Sullivan, Board Secretary

ATTENDEE LIST: 6/6/2020 CVEHOA ANNUAL MEETING

Anderson –	Lot 66
Anderson –	Lot 105
Bolinger –	Lot 31
Carpenter –	Lot 73
Cockrum –	Lot 59
Colvin –	Lot 33
Cotten –	Lot 8
Covello –	Lot 103
Clementson –	Lot 47
Cullen –	Lot 69
Egeck –	Lot 87
Feist –	Lot 80
Gaudette –	Lot 27
Griggs –	Lot 71
Hodge –	Lot 9
Kavanaugh –	Lot 48
Morrison –	Lot 15
Ogle –	Lot 79
Patton/Christensen –	Lot 65
Pembroke –	Lot 13

Riel –	Lot 61
Roberts –	Lot 89
Robinson –	Lot 64
Rush –	Lot 91
Smith –	Lot 90
Spangrud –	Lot 2
Sullivan –	Lot 86
Sykes –	Lot 17
Walker –	Lot 1

Steve Jiran – Developer Lot