

Attending board members were Brent Morrison, Tricia Best, Lynn Cockrum, and Deb Egeck. Greg Feist was present via GoToMeeting virtually. Carolyn Cockrum also attended the meeting and gave the ADC & Weed Abatement report. The meeting was called to order by Lynn Cockrum, President at 11:05 am at the home of Brent Morrison.

- The July 18, 2022, agenda was reviewed – Approved by the Board
- The May 10, 2022, Board minutes were reviewed – Motion by Lynn to approve the minutes, seconded by Brent, to accept the minutes of the May 10, 2022, meeting. It was unanimously – **Approved by the Board.**
- The New 2022-2023 President, Lynn Cockrum, wrote some opening remarks to preface the minutes as follows:
- The Annual Meeting: The annual meeting was a success. Participation was good. There were 71 votes cast in person and by proxy, representing 58% of all HOA members. This constitutes a Majority of Members as defined in the CC&Rs. The vote tally is on the “Draft” minutes on the CVE website for the Annual Meeting on June 4, 2022.
- Annual Meeting Recognition: The Board would like to recognize and thank Tricia Best for making the arrangements with Campbell’s and for ensuring the needs of meeting logistics were met. The Board would also like to thank Deb Feist and the Social Committee for their work in ensuring the social activity at the upper pool after the meeting, which was successful.
- Pools: The Pool Decking was recoated at both pools. The Board would like to thank Brent Morrison, Tim Sullivan, and Ken Egeck for their work in making this happen. This saved the Association the cost of having a supplier apply the coatings.
- Swim Area: The Swim Area appears to be getting more traffic since the new stairs were installed. The Board would like to express thanks to John Pembroke, Tim Sullivan, and Ken Egeck for their help in supporting this initiative. Also, many thanks to Tim Sullivan for recoating the Swim Dock Area and Observation Deck at the Marina, it looks fantastic.
- Entry Revision: The new sign and the landscaping improvements have been made and have improved the aesthetic appeal of our entry areas. The Board would like to thank Carolyn Anderson and the Committee for their work in making these changes a reality.
- Weed Abatement: The Board would like to thank Carolyn Cockrum and the Committee for providing the association with a framework and cadence that seems to be working to keep our community firesafe.
- Member Input: The Board welcomes input from members of the community on ways to improve the operation of the HOA. Community members should provide comments about issues or concerns in writing to the Board email box at: [cvehoaboard@gmail.com](mailto:cvehoaboard@gmail.com) or by mail to our post office box at: Crystal View Estates, PO Box 1980, Chelan, WA 98816. For enhanced transparency, the Board asks you to indicate whether you are OK if your comments are shared with the rest of the community.

**Treasurer Report: (Greg Feist)**

Based on reports provided by Evergreen Accounting, the following represents the Treasurer’s Report for the July 18, 2022, Board Meeting.

**Cash as of June 28, 2022**

Operating Accounts	\$	212,947
Marina Account	\$	82,559
CD's	\$	<u>105,816</u>
Total	\$	<u><u>401,322</u></u>

Total Cash decreased approximately \$1,500.00 in May. Bond Security Deposits increased by \$11,000.00. No other changes to the balance sheet account.

**June Activity – HOA Income and Expenses:**

The Association received HOA Dues of \$2,725 during the month of June, bringing YTD Dues up to \$106,850.00. We also received \$750.00 in Marina Income in June. HOA expenses were \$16,555.00 in June with the majority going toward pool and landscape projects.

HOA Dues	\$	2,725.00
Interest	\$	8.00
ADC Design Fees	\$	775.00
<b>HOA Income (total)</b>	<b>\$</b>	<b><u>3,508.00</u></b>

Annual Meeting (Social)	\$	253.00
Weed Abatement	\$	389.00
Legal Fees	\$	570.00
Accounting Expenses	\$	500.00
Postage	\$	320.00
Landscape Maintenance	\$	2,124.00
Pool Maintenance	\$	651.00
Pool Contract & Chemicals	\$	260.00
Pool Phones	\$	324.00
Pool Projects	\$	10,678.00
Pool Electric	\$	489.00
<b>HOA Expenses (total)</b>	<b>\$</b>	<b><u>16,555.00</u></b>

Marina Dues	\$	750.00
Interest	\$	13.00
<b>Marina Income</b>	<b>\$</b>	<b><u>763.00</u></b>

### **Treasurer Report (continued):**

We are halfway through the year and have had total expenses of \$55,119.00 out of the 2022 budgeted \$137,005.00. We have \$81,886.00 or 58.8% of our budgeted funds remaining for the second half of the year. At this time last year, we had 52% of our budgeted funds remaining.

Lynn made a motion to approve the Treasurer Report, Brent seconded the motion. It was unanimously **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. This project has been completed for all to enjoy. A new sign was installed with some rules. Thank you to the Long Family!

Lot #38 – Homeowners wrote to the Board regarding our Fishing off the Marina Dock Policy, and requests we do not allow this. The Board has asked the Marina Committee to review all the rules at the Marina and submit to the Board for approval. The Board is requesting the Marina Committee to take a tally of all the current Boat Slip Licensees for their input on fishing off the Marina, and a “Yes” or “No” on permitting fishing in the Marina. We will await this tally and the Board will use the survey information in considering whether to amend the fishing policy.

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

□ Mikaila reported the following regarding the pools:

The upper Pool Flowerpots will not have flowers installed this year due to the expense, mess, and she will assess this for the following year if necessary. Mikaila asked the board to change the pool party policy to 11am-7pm. Lynn made a motion to amend the pool party time per Mikaila’s suggestion, Brent seconded, It was unanimously **Approved by the Board** .

The Board also suggested the courts and pool hours be 7am-10pm. Lynn made a motion to amend and post the pool hours, Brent seconded the motion. It was unanimously **Approved by the Board**.

The lower pool shower nozzle needs a replacement piece. Tim Sullivan in Facilities has been notified & he will be repairing this.

Jack will be checking pool temps to turn off heaters. He also suggested replacing 6 of the floor cleaning jets at the upper pool. He thinks they’re approx. \$50-\$80 each, but we are waiting on an estimate from Henegan’s to confirm. Thank you to all the board & community members that help with the upkeep of the pools!

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

We held a successful social event following the Annual Meeting. Assorted picnic foods were provided and there was a good level of participation. Costs were submitted to the

Board and payment has been received. One suggestion for future events like this is to ask for an RSVP when the information packets go out to homeowners before the Annual Meeting. This would provide for a more accurate estimation for budgeting purposes. We had a fair amount of food left over, that while it didn't go to waste because owners took it home, I ended up with more than we needed, and I would have liked that money to have been spent more effectively on future events.

Our hope is to promote some casual, no-cost activities within the community throughout the summer and hold another large event at the end of the season. This event could include a band and perhaps a food truck, or catered food, to be held at the upper pool and parking lot.

Next Committee meeting tentatively scheduled for July 25 or 26, 2022.

### Landscape Committee: (Lisa Colvin-Chair)

Green Thumb has sprayed the upper pool area for all the bad weeds, so it should eliminate them for quite a while. The trees are finally planted at the upper pool

I would also like to bring up going to bid for the maintenance of the community. I know we have worked with Edges to Hedges for a long time, but their ability to listen and respond to my requests is unacceptable.

We've had great service with Antonio's and he was excellent to work with and so patient and responsive through our bidding process and I would like to ask him to bid for the business.

The Board discussed this and will ask Lisa to get a bid for maintenance to compare and discuss to approve later.

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

Tim Sullivan reported the following:

#### Facilities Report for June/July 2022

June 10 <sup>th</sup>	Issued Access Cards to Lot 39.
June 10 <sup>th</sup>	Issued Mail Key to Lot 69
June 15 <sup>th</sup>	Lot 46 returned their Access Cards
June 21 <sup>st</sup>	Swim Dock Prep, Rented Sander. (109.33)
June 23 <sup>rd</sup>	Reprogrammed Access Card for Lot 9
June 25 <sup>th</sup>	Lower pool shower water Secured (Valve not working)

June 27 <sup>th</sup>	Primed Swim Dock. 4 gallons
July 1 <sup>st</sup>	Reinstalled 3 White Piling covers in the marina.
July 11 <sup>th</sup>	Secured water to sprinkler at Marina due to ruptured hose.
July 13 <sup>th</sup>	Painted Swim Dock. 6 gallons
July 15 <sup>th</sup>	Painted Observation Deck at Marina.
July 14	Reprogrammed Access Card for Swim Dock for Lot 91
July 16 <sup>th</sup>	Installed sign at Basketball Court.
July 16 <sup>th</sup>	Installed Sign at Tennis Court.
July 17 <sup>th</sup>	Reprogrammed Access Card for Lot 69 for Marina access.
July 17 <sup>th</sup>	Issued Access Cards to Lot 72
July 17 <sup>th</sup>	Issued Access Cards to Lot 115
July 17 <sup>th</sup>	Repaired Lower Pool Shower Pending.
July 17 <sup>th</sup>	Prep and paint white rail on observation pending.

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

- General: There are 35 boats moored in the Marina. The lake is at 1099.3 which is still a few inches from full pool (1099.7). The PUD site shows the lake temperature to be 69.6 degrees.
- Maintenance: The fire extinguishers were serviced in June. Our insurance company asked us to place an oil spill kit on the dock in a central location. A white bucket has been placed at the base of C/D dock that contains a small spill boom and many pads.
- Insurance and Registration: We are still missing 2023 Registration for two boats. Please send to [cvehoamarina@gmail.com](mailto:cvehoamarina@gmail.com)
- The Marina Committee updated the rules of the Marina and presented them to the Board. Brent made a motion to approve the Amended Rules and Lynn seconded. It was unanimously **Approved by the Board.**

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

- Active Builds: Lots - #23, #29, #45, #55, #57, #62, #69, #70, #72, #76, #84, #96, #102, #103, #109, #116, and #117
- New Exterior Projects: Lots - #8, #18, #74, #87, #95
- Non-Active Projects: Lots - #77, #90, #91, #94, #97, #100, #101, and #107.
- ADC Committee Chair reported an update on all home building.
- **The Board approved plans submitted by the ADC via email in the last month:**

Officially Approved Lots #57, #116 via email vote. A motion was made by Tricia to officially approve Lot #84, Brent seconded. It was unanimously **Approved by the Board.**

#### Website: (Carolyn Anderson, Chair)

- No Report

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

Letters were sent to the following Lots in the last month regarding Dust, and the immediate need to set sprinklers to control construction dust:

Lot #45, Lot #62, and Lot #84.

A letter was sent to Lot 10 regarding a boat trailer parked in their driveway for a couple weeks. This is in violation of section 10.6 of the CC&Rs

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

Carolyn gave the following report:

Lot #36 sent letter 6/24 – now in compliance since mowing.

Lot #37 – Mailed a “hard copy” letter since we have no other source of communication.

Lot #60 sent letter 6/24 – now in compliance since mowing.

Lot #113 sent letter 6/24 – now in compliance since mowing.

Lot #114 sent letter 6/24 via email, met homeowners at the lot 7/9/22.

Lot #115 sent letter 6/24 – still needs to comply

Lot #116 sent letter 6/24 – 7/5/22 in compliance.

Lot #117 sent letter 6/24 via email- home under review

Lot #119 sent letter 6/24 via email – still needs to comply

Lot #120 sent letter 6/24 via email – now in compliance since mowing.

Lot #121 sent letter 6/24 via email – now in compliance since mowing.

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

No report.

Landscaping in the medians has been installed and invoices were submitted to the board.

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

The three CCR proposed changes that were submitted for a vote at our annual meeting did not pass due to not meeting the quorum number of votes needed.

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

- Tricia investigated the cost to enhance the existing fencing around the tennis/pickle ball court to increase the fence height to 6’ as well as the gate on

the parking lot side. This bid came back at \$3,249.00. The board will hold off until funds can be budgeted for this project.

- Board members will continue to investigate the cost and options for a lock to the tennis/pickle ball courts.
- A new sign will be installed for the tennis/pickle ball court and pools stating court and pool hours to be 7:00am-10:00pm. We will be contacting Tim Sullivan to change the access key pads to these hours.
- A newsletter will be prepared to be sent to the homeowners from the Board with updates.
- Marina Committee will take a vote of all boat slip licensees regarding fishing allowed in the Marina and report back the outcome of this vote.
- The ADC liaison, Debra Egeck, requested input from all Board members regarding the information currently required on Appendix B, Application Checklist. The ADC will meet to discuss and report back to the Board in September.

#### [Adjournment:](#)

The meeting was adjourned at 1:25pm by Lynn Cockrum. The Next Meeting of the Board will be August 9, 2022, at the home of Greg Feist at 9:00am as well as on GoToMeeting virtually.

Respectfully Submitted,  
Tricia Best, Secretary