

CVE HOA Board Meeting Minutes

August 9, 2022

Attending board members were Lynn Cockrum, Greg Feist, and Tricia Best. Deb Egeck attended via Phone. Brent Morrison was not in attendance due to traveling and out of internet availability.

- The meeting was called to order by Lynn Cockrum, President at 9:05am at the home of Greg Feist.
- The August 9, 2022, agenda was reviewed – **Approved by the Board**
- The July 18, 2022, Board minutes were reviewed - **Approved by the Board prior to the meeting via email.**

Homeowner Input:

- No report

Treasurer Report: (Greg Feist)

CVE Treasurers Report – July 28, 2022 -

Cash as of July 28, 2022

Operating Accounts \$ 162,192

Marina Account \$ 85,574

CD's \$ 105,816

Total **\$ 353,582**

Total Cash decreased approximately \$47,740 in July due to landscaping and insurance payouts.

July Activity - HOA Income and Expenses

HOA expenses were \$43,422 in July. The major July expenditures were new landscaping projects and maintenance (\$37,245) and marina insurance (\$9,100).

Interest \$ 23

ADC Design Fees \$ 775

HOA Income (total) **\$ 798**

Legal Fees \$ 1022

Accounting Expense \$ 500

Architecture Plan Review \$ 2100

Landscape Maintenance \$ 4382

Landscape Water \$ 113

Landscape New Projects \$ 32,863

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| Pool Contract & Chemicals | \$ 260 |
| Pool Phones | \$ 176 |
| Pool Water/Sewer/Garbage | \$ 412 |
| Pool electric | \$ 443 |
| Marina/Swim Insurance | \$ 1000 |
| Facilities – Other Projects | <u>\$ 151</u> |
| HOA Expense (total) | <u>\$ 43,422</u> |

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| Marina Income | <u>\$ 0</u> |
| Marina Insurance | \$ 8100 |
| Marina – misc | \$ 17 |
| Marina Expense | <u>\$ 8,117</u> |
| Total Net Income (July) | <u>\$ -50,741</u> |

An Operating Budget deep dive was performed to determine current end-of-year budget projection. Analysis determined that we are projected to overrun the budget by over \$10,000. Approximately \$7500 of the overrun was expected due to 2021 carry-over for the Entry Revision project.

The HOA 2021 Federal Income Tax Return prepared by Evergreen Accounting was signed and submitted to the IRS on July 28, 2022.

Treasurer’s Report – Lynn made a motion to approve the report and Deb seconded the motion. **Approved by The Board.**

Pool Committee: (Mikaila Harberd, Chair)

A quick update for the pool committee. Jack and Shawn are working together to replace the upper pool cleaning jets as mentioned last month.

Tina Cairns will be joining the pool committee. Lynn made a motion to approve Tina to the pool committee and Greg seconded the motion. **Approved by The Board.**

Social Committee: (Deb Feist, Chair)

The Social Committee will be meeting in the next two weeks to plan a Season-End Party for the community. The plan is to have a ‘block party’ type event at the upper pool for the entire community, with food and music. Details will be presented to the Board for approval, when developed.

Landscape Committee: (Lisa Colvin Chair)

No Report- The Request for Proposal requested by the Board will be presented at the September HOA meeting.

Facilities Committee: (Tim Sullivan, Chair)

Pending Projects:

Lower Mail Box purchased and then install.

Pool Fences Preped/Painted.

Tennis Court Fence/Gate Lock

Paint/Crack seal parking areas.

Prep/Paint White Railing Observation Deck (Marina)

Reprogram Pool gates for 7am-10pm timeframe.

Key and Access Card info for the last month.

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|-----------------------|-------------------------------------|
| July 20 th | Issued Access Card for Lot 29 |
| July 20 th | Issued Mail Key to Lot 29 |
| July 20 th | Reprogrammed Access Card for Lot 11 |
| Aug 8 th | Issued Access Cards to Lot 37 |

Marina Report: (John Pembroke, Chair)

General

There are currently 40 boats in the Marina. The lake elevation is currently at 1099.2 feet which is still 6 inches from full pool (1099.7). The lake reached an elevation of 1099.5 late July. The PUD site shows the lake temperature to be 73 degrees which is up 3.4 degrees from last month.

Maintenance

There are a few maintenance items needing the attention of Transpac Marinas (the builder). There are a few face boards that need to be secured. This is caused by thermal expansion and has been an issue since the marina was built. There are a few collars for the fire suppression water pipes that have worked loose from the bracket. The collars protect the pipe from the bracket. The attenuator boot on the up-lake side of slip E9/E10 has a tear that is growing. Transpac was made aware of this last summer. John Pembroke has provided pictures of these items to Transpac.

Insurance and registration

REMINDER:

All boat registrations expire on 6/30. We require a copy of new registration each year (this year reads 2023) prior to expiration. This provides an annual proof of ownership. Registration should be sent to cvehoamarina@gmail.com not the PO Box. Most licensees are proactive when it comes to providing a copy. Some continue to let it extend into July which requires much back and forth that should not necessary. Insurance renewals are also required each year. Most come through the PO Box if CVE is a named (or additional) insured. Some do not so it is a good idea to provide the renewal prior to expiration each year.

Marina Rules

New Marina rules were posted on the CVE website in late July. They were approved by the Board and Marina Committee in July. The only major change is to guest moorage. All three versions of the rules are posted under the marina section on the CVE website.

PLEASE REMEMBER THE FOLLOWING

All boats (not on lifts) must be secured with at least three lines. A minimum of three snubbers are required. With the recent winds we have had, a lot of snubbers break. They are doing their job but must be replaced. All boats (including outboards) cannot extend beyond the finger pier. Please secure it so it stays within your slip and does not hit the dock.

Lake Chelan Research Institute

The LCRI (Phil Long, Lot 93) would like to place a temp sensor in the water in the marina. It sits about 18" down and would be placed where it does not impede boat traffic (between the dock and attenuator). Members of the Marina Committee can download the app to check the sensor, or we can let Phil into the marina to do this. The sensor would be checked monthly (or more often during the summer) and moved as the lake level changes to keep it at a similar overall water depth.

The Marina Committee supports this. Phil wants to work with Carolyn Anderson to post the charted temps on the CVE website. The data is being used to help fight invasive plants in the lake.

A Survey was conducted by The Marina Committee of all the slip licensees regarding continuing to allow fishing from the Marina dock. John Pembroke personally emailed all the licensees of the results of the survey. It was a majority to keep the rule to allow fishing.

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

Active Projects: Lot 23, Lot 29, Lot 45, Lot 55, Lot 57, Lot 62, Lot 69, Lot 70, Lot 72, Lot 76, Lot 84, Lot 96, Lot 102, Lot 103, Lot 109, Lot 109B, Lot 116, Lot 117

New Exterior Projects: Lot 18, Lot 61, Lot 87

Non-Active "Active" Projects: Lot 77, Lot 91, Lot 94, Lot 100, Lot 101

- Lot 117 sent plans for: Building, and Stormwater plans – **Email Approved by The Board.**
- Lot 109 sent plans for: Building, Stormwater, and Outdoor lighting layout.
- **Email Approved by The Board.**

Website: (Carolyn Anderson, Chair)

- Several items have been updated recently. New Committee Lists have been updated, New Marina Rules have been updated, Board Members have been updated along with several small items as well.

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

Lot 37 – Cleared. (The Committee updated this Lot owner’s contact information).

A drive by will happen soon and the comments will be included in next month’s report.

Compliance: (Brent Morrison, Chair)

Lot 62 received a letter regarding dust control.

Lot 72 will receive a letter coming soon regarding status of completion of project due to the fact it has been over a year since the project began and hillside erosion mitigation request. (Letter will come from The Board).

Front Landscape Projects: (Carolyn Anderson, Chair)

- The parts of the entry that we have updated are looking good. The tree was replaced with a shrub as the tree didn't look very healthy.
- The medians do have weeds showing in some places on the sides. I have contacted Antonio’s to add to the landscape fabric. Lisa C has also contacted someone to come spray for the weeds.

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

Greg took an action to further review the CCR/s and Bylaw guidelines to determine if owner mail-in voting would currently be acceptable or if changes to governing documents would be necessary to allow this voting option. Greg will give his findings in our next report.

Pending Topics: (Board)

*Request the railings on both sides of the entrance to the Marina area just off the main road. We have concerns with stability and will access what can be done soon to secure the safety.

*Board will be requesting from the Marina Committee all Licensee docs.

*Deb will be following up with the ADC on the status of Lots 29 & Lots 72 regarding Landscape plan approval, pool & wall submissions etc., and she will be reporting back to The Board.

*Tricia will try to contact Leslie Moore, (an early 1998 secretary of CVE), to investigate storage of old HOA meeting minutes for our files.

Adjournment:

Meeting adjourned by Lynn Cockrum, at 10:34am. Next Meeting: September 13, 2022 at the home of TBD

Respectfully Submitted,
Tricia Best, Secretary