

# &CVE HOA Board Meeting Minutes

## September 20, 2022

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Attending board members were Lynn Cockrum, Greg Feist, Tricia Best, Deb Egeck, and Brent Morrison.

- The meeting was called to order by Lynn Cockrum, President at 3:01pm at the home of Lynn Cockrum. The usual 2<sup>nd</sup> Tuesday of the month at 9:00am meeting was changed to September 20, at 3:00pm due to HOA Board member availability
- The September 20, 2022, agenda was reviewed – **Approved by the Board**
- The August 9, 2022, Board minutes were reviewed - **Approved by the Board prior to the meeting via email.**
- Lynn made a motion to approve the amended HOA rules and Brent seconded the motion. – **Approved by the Board**

### Homeowner Input:

- No report

### Treasurer Report: (Greg Feist)

#### CVE Treasurers Report – August 28, 2022 -

##### Cash as of August 28, 2022

Operating Accounts	\$ 160,569
Marina Account	\$ 85,588
CD's	<u>\$ 105,942</u>
<b>Total</b>	<b><u>\$ 352,098</u></b>

Total Cash decreased approximately \$1,483 in August. Bond Security deposits increased \$6000 to \$68,000. No other changes to balance sheet accounts.

##### August Activity - HOA Income and Expenses

HOA expenses were \$2,071 in August. The major August expenditures were normal summertime pool expenses (\$1,146), and accounting/business expenses (\$701).

Interest	\$ 21
<b>HOA Income (total)</b>	<b><u>\$21</u></b>
Accounting/Business Expense	\$701
Landscape Water	\$ 169
Pool Contract & Chemicals	\$ 260
Pool Phones	\$ 162
Pool Water/Sewer/Garbage	\$ 412

Pool electric	\$ 304
Facilities – Other Projects	<u>\$ 54</u>
<b>HOA Expense (total)</b>	<b><u>\$ 2,071</u></b>

<b>Marina Income</b>	<b><u>\$ 0</u></b>
Marina – misc	\$16
<b>Marina Expense</b>	<b><u>\$ 16</u></b>
<b>Total Net Income (August)</b>	<b><u>\$ - 2,087</u></b>

We are two thirds of the way through the year, and have total expenses of \$103,929 out of the 2022 budgeted \$137,005. We have \$33,076 or 24% of our budgeted funds remaining for the last third of the year.

Taxes: The annual HOA tax return has been completed and reviewed by Greg Feist – Treasurer – Many thanks to Greg and our outside accountants for completing this task.

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

### **Pool Committee: (Mikaila Harberd, Chair)**

Hennegan's has scheduled the pool closing date for 10/10/22. I will schedule a date to pack up furniture after the October social committee event.

I believe that all the errors found by the health department have been corrected.

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

*The Social Committee met on Tuesday, September 13, to finalize plans for a season-end event. The event will be held at the upper pool parking lot on Saturday October 15 from 3-6 pm. The theme is "Octoberfest", and the committee will provide bratwursts, condiments, some side dishes, water, and dessert. We will be asking owners to bring items as well. There will be a band playing from 4-6 pm and consists of Dave Riel and some of his Loose Change band, along with Terry Buell. Dave and Terry are owners in CVE. We will be sending out an email to those on our Opt-In Mailing List and post flyers at the pools and mailboxes. The Committee asks for approval to proceed with event planning.*

*The Committee has purchased flyer display boxes to attach to the mailboxes and fencing in Common Areas for a more professional process for communication of events. Greg Feist will bring them to the meeting to show the Board and the committee asks for approval of this communication device.*

*Submitted, Deb Feist- Chair*

*Brent made a motion to approve the Octoberfest Social and Lynn seconded the motion.*  
**Approved by the Board.**

## Landscape Committee: (Lisa Colvin Chair)

Please see updates for Landscaping common areas:

Puncturevine (Class B noxious weed) was removed from the bioswale area next to the lower marina parking lot.

Arts Hedges also removed all the weeds along the highway (on the lake side) and in the rocks around our swim dock and next to the marina area.

Carolyn and I plan to schedule a meeting with Maria from Arts Hedges and talk about their agreement and add a monthly service item for weeding. Currently they do a fall, spring, and mid-summer clean up that includes weeding. Our goal is to have them be more proactive in keeping up with the weeds throughout the development; instead of me calling because the weeds are out of hand.

Their monthly service currently includes:

Lower pool: mowing, fertilizing, edging, and blowing the upper lawn/lower lawn by the pool.

Upper pool and rockery: maintain this area if they see weeds

Please let me know your thoughts regarding additional weeding.

Thanks! Lisa & Carolyn

The Board discussed Lisa's desire to add a monthly weeding for the community. **The Board Approved** this and will await Lisa's landscaping budget for 2023.

## Facilities Committee: (Tim Sullivan, Chair)

Aug 8 <sup>th</sup>	Issued Access Cards to Lot 37
Aug 12 <sup>th</sup>	Issued Access Cards for Lot 116
Sep 11 <sup>th</sup>	Issued Upper Mail Box Key # 9 to Lot 46
Sep 11 <sup>th</sup>	Issued Access Cards for Lot 46
Sep 12 <sup>th</sup>	Ordered Lower Mail Box (2403.18) (241.73 Due)
Sep 20 <sup>th</sup>	Sent follow-up Stairs completion e-mail to (WDFW) and (Army Corp)
TBD	Prep/Paint white rail on Observation Deck. (Pending)
TBD	Winterizing of the Pools

A Big **THANK YOU** goes out to Ken Egeck who cleaned a very messy upper pool bathroom that was left in a less than desirable condition. The Board requests that any person using the pool bathrooms, leave them in a manner that is presentable for the next person using the bathroom. We all need to respect our great facilities.

## Marina Report: (John Pembroke, Chair)

### General

There are currently 38 boats in the Marina. The lake elevation is currently at 1097.8 feet which is down 1.4 feet since August. The lake reached a high of 1099.5 in late July. The PUD site shows the lake temperature to be 68.2 degrees which is down 4.8 degrees from last month.

### Maintenance

Transpac fixed the face boards on 9/15.

The attenuator boot on the up lake side of slip E9/E10 has a tear that is growing. Transpac is working with Courtney Barge Service to remove the attenuator and install a new boot.

### Lake Chelan Research Institute

The LCRI (Phil Long, Lot 93) has placed two temperature sensors on E Dock 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 will 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.

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.

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

**Active Projects:** Lot 7, Lot 23, Lot 29, Lot 45, Lot 55, Lot 57, Lot 62, Lot 72, Lot 76, Lot 84, Lot 96, Lot 102, Lot 103, Lot 109, Lot 109B, Lot 116, Lot 117

**Non-Active "Active" Projects:** Lot 69, Lot 70, Lot 77, Lot 91, Lot 94, Lot 100, Lot 101

**New Exterior Projects:** Lot 9, Lot 13, Lot 18, Lot 65, Lot 87

\*\*\*Dust Control: Dust Control is especially troublesome during construction. Thanks to everyone for helping minimize dust from their projects this summer.

### Recently Approved Plans:

**109B** – The Board approved on the condition that the drainage plan is approved.

## Website: (Carolyn Anderson, Chair)

- Several revisions have been made to the website. These revisions include: updates of Marina rules, posted the annual meeting minutes in draft form, added names of new Board members and Board Officers, and several other revisions. Check it out! The Board sends sincere appreciation to Carolyn for all her hard work on the website.

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

The committee's drive-by took place this past weekend. Letters will go out to property owner's needing to attend to any weed or Firewise issues. The Board sends many Thanks to Kathie Morrison and Carol Cotton for doing the drive-by.

Letters sent to homeowners in August: Lot 29, Lot 35, Lot 50, Lot 62, Lot 97, Lot 102, Lot 103, Lot 108, Lot 109, Lot 109B, Lot 113, Lot 114, Lot 115, Lot 116, Lot 117, Lot 119, Lot 120, Lot 121.

Drive-by that was done September 15 – fourth drive-by (letters will be sent from Compliance).

October 15 – Fifth drive-by (if needed letters sent by Compliance Committee).

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

No report

### **Front Landscape Projects: (Carolyn Anderson, Chair)**

- No report

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

Greg reported on his review of the CC&R's and Bylaws regarding research to allow member mail-in voting in the future. The Governing Documents currently do not allow this. Greg will draft a request to our Attorney to review the Governing Documents to determine if a change to only the CVE Bylaws can permit mail-in voting or if the CC&Rs also need to be revised. The Board discussed this further, and we all agreed that we did not see a significant difference in the votes received from when we did the mail-in voting (during pandemic) and our last community vote that did not allow mail-in voting but did allow "proxy". We also felt it may deter members from coming to the annual meeting to vote, if we did have mail-in voting allowed.

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

\*Request the railings on both sides of the entrance to the Marina area just off the main road to be checked for stability and safety. We have concerns with stability and will assess what can be done soon to secure and insure safety. The Board will continue to follow-up on this, and it was brought to our attention that the addition of extra measures be installed to the swim dock gate so people do not stand on the above mentioned railing to reach the knob to open the gate without an access card.

\*Board will be requesting from the Marina Committee all Licensee Slip Documents. The Board will continue to complete this file.

\*Lynn will draft a Newsletter from the Board including information on Octoberfest scheduled for October 15, 2022, at the upper pool from 3-6pm.

\*All Board members are to review the newly drafted Appendix B submitted from the ADC. We will discuss this at our next meeting and vote to approve.

### **Adjournment:**

Meeting adjourned by Lynn Cockrum, at 4:38pm. Next Meeting: October 12, 2022, @ 9:00am at the home of Tricia Best and also on GoToMeeting. (This meeting is scheduled for a Wednesday in lieu of the normal 2<sup>nd</sup> Tuesday of the month due to one Board member's travel plans).

Respectfully Submitted,  
Tricia Best, Secretary