

# CVE HOA Board Meeting Minutes

## October 12, 2022

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Attending board members were Greg Feist, Tricia Best, Deb Egeck, and Brent Morrison. Lynn Cockrum attended via GoToMeeting. Others that attended was Carolyn Cockrum via GoToMeeting.

- The meeting was called to order by Lynn Cockrum, President at 9:04am at the home of Deb Egeck. The usual 2<sup>nd</sup> Tuesday of the month at 9:00am meeting was changed to October 12, 2022 (Wednesday), at 9:00am to accommodate member availability.
- The October 12, 2022, agenda was reviewed – **Approved by the Board**
- The September 20, 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 – September 28, 2022

#### Cash as of September 28, 2022

Operating Accounts	\$ 154,783
Marina Account	\$ 85,603
CD's	<u>\$ 105,942</u>
<b>Total</b>	<b><u>\$ 346,328</u></b>

Total Cash decreased approximately \$5,763 in September. Bond Security deposits increased \$4000 to \$72,000. No other changes to balance sheet accounts.

#### September Activity - HOA Income and Expenses

HOA expenses were \$9,379 in September. The major September expenditures were Landscape Maintenance (\$3,733), pool expenses (\$1,146) and purchase of the lower lots' mailboxes (\$2,403).

Interest	\$ 21
<b>HOA Income (total)</b>	<b><u>\$ 21</u></b>
Legal Fees	\$ 402
Accounting/Business Expense	\$ 500
Landscape Maintenance	\$ 3,733
Landscape Water	\$ 169
Pool Contract & Chemicals	\$ 260

Pool Phones	\$ 162
Pool Water/Sewer/Garbage	\$ 401
Pool electric	\$ 288
Swim Dock Repairs	\$ 617
Facilities – Other Projects	\$ 2,847
<b>HOA Expense (total)</b>	<b><u>\$ 9,379</u></b>
<b>Marina Income</b>	<b><u>\$ 0</u></b>
Marina Maintenance	\$ 126
Marina Insurance	\$ 262
Marina – other	\$ 18
<b>Marina Expense</b>	<b><u>\$ 388</u></b>
<b>Total Net Income (September)</b>	<b><u>\$ -9,746</u></b>

The CVE HOA and the Developer agreed in 2020 to \$1800 funding for new mailboxes to support the new lower lots (Crystal Crest Drive). The \$1800 was received and deposited in December 2020 into the CVE general fund. With house(s) expected to be completed this year in the new lower lots the Board authorized the purchase of new mailboxes in September at a price of \$2403. Note that the December 2020 deposit (\$1800) was mistakenly not earmarked for the future mailboxes purchase and subsequently was not listed as a 2022 budget expenditure.

Greg presented to the board a “rough” beginning of the 2023 budget. A discussion was had regarding the entry landscaping budget for Area 1 and Area 2. We will continue this budget discussion at the next meeting in November.

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

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

Hello,

Both pools have officially been winterized by Henegan’s. He is going to clean the filters for next season and send a bid for the replacement items and repairs.

Thank you to whoever stacked the lower pool furniture! The upper pool furniture will be stored after the upcoming social committee event. Pools closed October 10<sup>th</sup>, and the phones were turned off Oct. 10<sup>th</sup> as well.

Manuela’s final cleaning will be the week after the social event.

Thank you,  
Mikaila

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

*The Social Committee continues preparations for the Octoberfest Social scheduled for October 15, 2022. We are also meeting to put together plans for year-end events and creating our 2023 calendar of events. The Social Committee's next meeting is on October 10, 2022.*

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

No New Report.

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

Facilities Report October 2022

The following items from the Facilities Committee Have been performed:

- |                         |  |
|-------------------------|--|
| October 4 <sup>th</sup> | Programmed/Added Lot 93 Owner to Marina Access.      |
| TBD                     | Prep/Paint white rail on Observation Deck. (Pending) |
| TBD                     | Winterizing of the Pools/Bathrooms.                  |
| TBD                     | Lockout Pool Gates                                   |
| TBD                     | Install Lower Pool Mailbox when it arrives.          |

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

#### **General**

There are currently 21 boats in the Marina. The lake elevation is currently at 1096.7 feet which is down 1.1 feet since September and 3 feet from full. The PUD site shows the lake temperature to be 66.2 degrees which is down 2 degrees since September but 4 degrees warmer than last October 2021.

#### **Maintenance**

Transpac and Mountain Barge Service pulled the double stacked attenuator with the torn boot on September 26, 2022. The boot was replaced and they cleaned the sand and mud from the lower tube. The ends of the lower tube were blocked to keep sand out when it beaches at low lake.

#### **Lake Chelan Research Institute**

Water temperature data has been posted on the CVE website! Thank you to Phil Long and Carolyn Anderson for making this available. The data is for the month of September 2022. The data was collected 18 inches below the surface. Daytime water temperatures reached almost 78 degrees in early September to a low of 66 at the end of the month. Note that the temperature can vary 3 degrees during the 24-hour period. 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.

## 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 92, Lot 96, Lot 102, Lot 103, Lot 109, Lot 109B, Lot 116, Lot 117

**New Exterior Projects:** Lot 9, Lot 13, Lot 18, Lot 65, Lot 70

**Non-Active "Active" Projects:** Lot 77, Lot 94, Lot 100

## Website: (Carolyn Anderson, Chair)

- No New Report.

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

The Fire and Weed Abatement Committee will be asking for an additional \$10,000 increase to last year's budget. Considering the retention ponds that still need more work w/ weed control on both ponds and the survey that is still needed between CVE and Chelan Hills, the need for funds will need to be appropriated in the 2023 budget.

The Weed Abatement Committee reported that Tract C needs maintenance to create a buffer. Tract B needs funds for a buffer to be completed in 2023.

Timeline of Notices left to do in 2022:

October 15 – Fifth drive-by (no letters).

Only a few lots in the neighborhood have received a 2<sup>nd</sup> letter and the Weed Abatement Committee is communicating with a few homeowners that need to comply. The Committee has done an excellent job helping CVE cut down on noxious weeds and fire hazards.

## Compliance: (Brent Morrison, Chair)

No report

## Front Entry & Landscape Projects: (Carolyn Anderson, Chair)

Hello

We have installed 4 solar lights that shine on the CVE entry rock. The entry committee has approved. The light is automatically on and off dusk to dawn. The cost is less than \$100.

In the future we may investigate having a wired system put in.

Sincerely

Carolyn Anderson  
Entry committee

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

A discussion at the meeting took place regarding putting a vote to the members at next year's annual meeting to change the By Laws regarding allowing Mail-In Voting.

## 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 ensure 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.

\*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.

\*Review the Proposed Budget.

\* The Board will continue to discuss Tract C. Brent will send a letter to the Homeowners in Chelan Hills Div. III who have rear property that encroaches into this Tract C owned by CVE. We need to work on clearing this Tract C and want to have it surveyed to make sure we are only clearing property that is owned by CVE. An overhead view of this tract, showed the boundary lines, was provided at no cost from Erlandson's and it clearly showed these Chelan Hills Div. III homes have developed their properties into this Tract. We currently are working with the CVE attorney to see how to move forward with this situation.

## Adjournment:

Meeting adjourned by Lynn Cockrum, 11:13am. Next Meeting: November 17, 2022, @ 9:00am at the home of Tricia Best and on GoToMeeting.

Respectfully Submitted,  
Tricia Best, Secretary