

# CVE HOA Board Meeting Minutes

## November 17, 2022

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

- The meeting was called to order by Lynn Cockrum, President at 9:02 am at the home of Tricia Best. The usual 2<sup>nd</sup> Tuesday of the month at 9:00am meeting was changed to November 17, 2022, (Thursday), at 9:00am to accommodate member availability.
- The November 17, 2022, agenda was reviewed –A motion was made by Brent and seconded by Deb to approve.  
**Approved by the Board**
- The October 12, 2022, Board minutes were reviewed - **Approved by the Board prior to the meeting via email.**

### Homeowner Input:

- John Pembroke presented to the Board his communication with The City regarding removing the lower portion of the median below the guard rail in front of his driveway on Lot 13 on Crystal Dr. The City wanted John to ask the Board for “Approval” to remove this part of the median. The Board does not own this median area and it is on a City Street so in lieu of an “Approval”, The Board provided a response in the form of “No Objection” and will not claim any expense or liability of this removal if it comes to fruition and The City approves removal of this portion of the median in the future. The Board also will request to bear no expense to remove and reinstall any landscaping material. A motion for “No Objection” was made by Brent and seconded by Lynn. **Approved by the Board.**

### Treasurer Report: (Greg Feist)

#### CVE Treasurers Report – October 28, 2022

##### Cash as of October 28, 2022

Operating Accounts	\$ 144,925
Marina Account	\$ 85,618
CD's	<u>\$ 105,942</u>
<b>Total</b>	<b><u>\$ 336,485</u></b>

Total Cash decreased approximately \$9,843 in October. Bond Security deposits (liability) increased \$6000 to \$78,000. No other changes to balance sheet accounts.

##### October Activity - HOA Income and Expenses

HOA expenses were \$15,848 in October. The major expenditures were HOA Liability and Directors & Officer's Insurance (\$8,527), Architecture Plan Reviews (\$1,250) and lower pool maintenance/closure (\$1,548).

Interest	\$ 22
<b>HOA Income (total)</b>	<b><u>\$ 22</u></b>
Commercial Liability Insurance	\$ 6779
D & O Insurance	\$ 1748

Web Hosting	\$ 300
Legal Fees	\$ 771
Accounting/Business Expense	\$ 530
Business Expense – other	\$ 10
Architecture Plan Review	\$ 1250
Landscape Maintenance	\$ 623
Landscape Water	\$ 169
Landscape – New Projects	\$ 64
Pool Maintenance & Repairs	\$ 1548
Pool Contract & Chemicals	\$ 455
Pool Water/Sewer/Garbage	\$ 382
Pool electric	\$ 402
Social Committee	\$ 817
<b>HOA Expenses (total)</b>	<b><u>\$15,848</u></b>
<b>Marina Income</b>	<b><u>\$ 0</u></b>
Marina – other	\$ 17
<b>Marina Expense</b>	<b><u>\$ 17</u></b>
<b>Total Net Income (October)</b>	<b><u>\$ -15,843</u></b>

In mid-October a copy of the DRAFT 2023 budget spreadsheet was sent out to the Board for review. The 2023 budgeting approach is very similar to that performed for the 2022 budget exercise. A detailed budget review is planned during the November Board meeting. As part of the budget exercise a number of expense account names/numbers which were overlapping or redundant were consolidated or deleted to clear up confusion when logging accounts payable at Evergreen Accounting.

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

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

#### **No Report**

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

The CVE Social Committee hosted an Oktoberfest event on October 15. We had a good turnout for this event; more than we’ve had in the past. (Could have been more had the Mariners put away the Astros in 9 innings, vs. 18!!). The Committee provided Brats, salads, appetizers, and desserts. Other guests filled in with appetizers and salads. Loose Change played and we feel it was a successful event. Our thoughts are to host 2 major events next year, the Social following the HOA Annual Meeting in June and repeat the Oktoberfest event in the fall. Other activities/events are being considered but expecting that the majority of our budget will be used on these two events. We have several ideas for ongoing community events that will not use up budget. We are hoping to send out a survey to solicit input and ideas.

We request that when the Board sends out the notification to all homeowners for the Annual Meeting, we request an RSVP for attending the post-meeting social back to the Social Committee. This would enable us to plan our expenses

accordingly and provide the right amount of food/amenities. We would also request that the Committee get assigned our own email address so that people can send their input to the Committee, and it can be managed by several members of the team.

The committee is exploring the possibility of a few events between now and the Annual Meeting that would be cost neutral/or minimal. Perhaps related to the holidays and other events in town.

We submitted our budget request for 2023 last month and await final approval so we can begin planning for 2023.

Respectfully submitted,

Deb Feist, Chair

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

No New Report.

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

The Pools Gates have been secured for the winter. Emergency codes still work.

The UPPER pool water lines have been secured and blown out and the Heaters are on.

The LOWER pool water lines have been secured, not able to blow out, Heaters are in place.

The NEW Mailbox for the LOWER pool has arrived, (Pending install of concrete)

The Swim Deck shade has been taken down, Thanks (Brent)

Issued Mail Keys to Lot 84

Looks like a tree fell over due to snow on the corner of Mira Vista and Crystal Drive.

The Plowing contract is in place for the mailboxes, they plowed on 11/6

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

### **General**

There are no boats moored in the Marina. The lake elevation is 1093.2, which down 3.5 feet since October and 1.5 feet lower than last year currently. The PUD site shows the lake temperature to be 55.9, which is down 10.3 degrees since October and 1.4 degrees warmer than last November.

### **Maintenance**

The marina was winterized on 10/24. Both potable and fire systems were drained and blown out. Thank you to Dan Hodge and Darrell Cotten for assisting.

The heat tape in the water valve box has been plugged in. We should be ready for winter!

## **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 18

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

## Website: (Carolyn Anderson, Chair)

- No New Report.

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

No Report this month.

## Compliance: (Brent Morrison, Chair)

A letter was sent to Lot 94 regarding exterior project completed without approval and to repair sand from this Lot into the lower retention pond.

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

The Board received several emails from this committee with updated bids from Antonio's regarding the landscaping costs for Areas 1 & 2, the entry revision committee provided this to the Board for review for consideration regarding the 2023 budget. This input was deliberated by the Board in its approach moving forward on the entry revision project. Information was also provided regarding Legacy Ridge which most likely will have a responsibility to improve part of Area 1 after the left-hand turn lane project is complete by Legacy Ridge Development. The committee will keep the Board updated on what they learn is required by Legacy Ridge from the City regarding landscaping to restore this area.

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

No Report

## 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. This topic is still under review.

\* The newly drafted ADC Appendix B has been streamlined. A Motion was made by Brent to approve the Appendix B and Deb Seconded. **Approved by The Board.** The ADC will have this new Appendix B available on our website for all future projects. A minor correction to the Guidelines – 5.3 regarding fencing and the word “wood” fencing was deleted. A motion to amend 5.3 of the Guidelines was made by Brent and seconded by Deb. **Approved by The Board.**

\*The 2023 Budget will continue to be revised and balanced. The Board will be presented with a final Budget for approval in December 2022.

\*The Board will continue working on Tract C which we recently had surveyed by Erlandsen Surveyors and continue to investigate doing a boundary line adjustment with the homes in Chelan Hills Div. III to legally change the title with these properties that have encroached into this Tract C.

\*The Board will send the following letters: Lot 72 regarding street parking and the safety concern, a letter to Carolyn Anderson and the Entry Revision Committee on a new budget and plan that will move the entry revision project into the next few years to spread the cost out so that our current budget can be balanced and other projects do not suffer, and

lastly, a letter to Lisa Colvin and the landscaping Committee regarding fallen trees in the recent snowfall to request removal or replanting.

\*Lynn Cockrum, President will prepare a Newsletter to be sent out to all home owners to update everyone on what has been going on in Crystal View Estates over the past six months as we enter the New Year2023!

**Adjournment:**

Meeting adjourned by Lynn Cockrum, @ 11:00am. Next Meeting: January 10, 2023 @ 9:00am at the home of Deb Egeck and on GoToMeeting.

Respectfully Submitted,  
Tricia Best, Secretary