

CVE HOA Board Meeting Minutes

January 11, 2023

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

- The meeting was called to order by Lynn Cockrum, President at 9:12 am via GoToMeeting. The usual 2nd Tuesday of the month at 9:00am meeting was changed to January 11, 2023 (Wednesday), at 9:00am to accommodate member availability.
- The January 11, 2023, agenda was reviewed –A motion was made by Greg and seconded by Brent to approve.
Approved by the Board
- The November 17, 2022, Board minutes were reviewed via email. - ***Approved by the Board prior to the meeting via email.***

Homeowner Input:

- No Report

Treasurer Report: (Greg Feist)

CVE Treasurers Report – December 31, 2022

Cash as of December 31, 2022

Operating Accounts	\$ 134,408
Marina Account	\$ 85,645
CD's	\$ 106,067
Total	<u>\$ 326,120</u>

Total Cash decreased approximately \$5,852 in December. Bond Security deposits (liability) decreased \$3000 to \$75,000. No other changes to balance sheet accounts.

December Activity - HOA Income and Expenses

HOA expenses were \$1,997 in December. The major expenditures were Business Accounting (\$530) and storm damaged tree removal (\$542).

Interest	\$ 20
HOA Income (total)	<u>\$ 20</u>
Accounting/Business Expense	\$ 530
Landscape Maintenance	\$ 271
Landscape Water	\$ 169
Pool Water/Sewer/Garbage	\$ 352
Pool electric	\$ 133
Facilities – other	\$ 542

HOA Expenses (total)	<u>\$ 1,997</u>
Marina Income	<u>\$ 0</u>
Marina – other	\$ 225
Marina Expense	<u>\$ 225</u>
Total Net Income (December)	<u>\$ - 2,202</u>

The Board approved the 2023 Budget, and it was submitted to Evergreen Accounting on December 13, 2022. The new year Budget includes \$100 dues increase to \$975 annual per lot to meet upcoming budget expenses.

The 2022 year-end budget versus Actuals has been prepared for Board review. The year’s end cash balance of \$326,120 includes a \$134,408 in operating funds, \$106,067 in Reserves funds, and \$85,645 in Marina funds. With a multi-year stable budget forecast, the Board is planning to discuss the purchase of more certificates of deposits (CDs) at the January Board meeting.

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)

Social Committee Report - January 2023

The Social Committee will be meeting in the early Spring to plan the post-Annual Meeting social event for the homeowners. The Committee requests, in the communications to Homeowners regarding the Annual Meeting, that the Board ask homeowners to respond to the committee (via the newly set up email address) to RSVP for the social event in order for us to have a better idea of how many attendees we can expect. This will facilitate us being more accurate in the purchase of food and support items. We can help with the verbiage for this communication.

The Committee will make plans for other 2023 events when budgets are approved.

Respectfully submitted,

Deb Feist, Chair

Landscape Committee: (Lisa Colvin Chair)

No Report.

Facilities Committee: (Tim Sullivan, Chair)

Issued Mail Keys to Lot 62

Issued Access Cards to Lot 62

Snow Plowing is occurring throughout the winter, an email is sent to Greg Feist (Treasurer), when plowing has been done.

Both Pool Houses have been checked and all Seems ok.... Jan 9th.

Dropped off the Hard Copies of the Swim Deck Stair application to (Tricia Best) for the HOA files.

Short term to do list - install the third Lower Pool Mailbox when the weather allows.

Marina Report: (John Pembroke, Chair)

General

There are no boats moored in the Marina. The lake elevation is 1088.4, which down 6 feet lower than last year currently, and 1 foot down in the past month. The PUD site shows the lake temperature to be 38.5, which is down .2 degrees colder than last year.

Maintenance

The city has begun planning the down-lake left turn lane. During an on-site meeting with the city and Erlandsen Engineering late last summer, we looked at what infrastructure might be impacted, and it was discovered that the marina water is not being metered. The city requires all water to be metered. Our existing water supply is tapped from the fire system. We have been asked to work with Erlandsen Engineering to develop a plan to change this situation to comply with the requirements. We think we can use the existing meter on the north side of SR150, run a new water pipe, (or use an existing dry line), to the south side of SR150 and connect that pipe to the marina water system. Costs are not known at this time.

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

Active Projects: Lot 7, Lot 18, Lot 23, Lot 29, Lot 45, Lot 55, Lot 57, Lot 62, Lot 70, Lot 72, Lot 77, Lot 92, Lot 94, Lot 96, Lot 102, Lot 103, Lot 109, Lot 109B, Lot 116, Lot 117

New Exterior Projects:

Non-Active “Active” Projects: Lot 100

Website: (Carolyn Anderson, Chair)

- No New Report.

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

No Report

Compliance: (Brent Morrison, Chair)

No Report

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

Correspondence was received from the Front Entry Committee to ask the Board to have a discussion at the January 2023 Board meeting to direct the committee on how to proceed with the landscaping projects in the committee’s scope. Previously a \$20,000 budget was approved for 2023 projects. The committee would like the Board to hold these funds until more funds are available to do a larger scope of work all at once. Bids were forwarded to the Board from the Committee from Antonio’s for the Board to review. After the HOA meeting, it was decided by all parties that the landscaping projects will be put on hold until the left-hand turn lane project on the main road is complete. The Board will put the \$20,000.00 funds back into the general fund. The Board to be elected in June 2023 will have the responsibility to approve the 2024 budget and how much money will be dedicated for any front entry projects. At the new HOA Board’s sole discretion, they may decide whether to carry over into 2024, any unspent Entry Revision budget funds previously mentioned (\$20,000) or add more monies.

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 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 94 regarding the Non-Approved Gazebo.

*Lot 72 The Board will follow up in March regarding submittal and receipt of a Geo report on the retaining walls.

*The CCR committee will send out to all homeowners with the Annual Meeting information a request for a response on Member Mail-In voting (Yes or No) so that the Board can either move forward on this issue or leave as is.

*The Treasurer (Greg Feist) will prepare an investment report for purchasing more CDs or another semi-liquid investment. An investment structure will be prepared for the use of future Board members to insure we are allocating the proper amount of funds for replacement/maintenance of all our amenities. The Board will review and approve once complete.

*Lynn will prepare a letter for the Board's review and send to the City regarding the water meter the City is requiring for the Marina water as well as the crosswalk issues we are facing with the upcoming left hand turn lane project that Legacy Ridge will be completing soon.

Adjournment:

Meeting adjourned by Lynn Cockrum, @ 10:57am. Next Meeting: February 14, 2023 @ 9:00am at the home of Deb Egeck and on GoToMeeting.

Executive Session of CVE HOA Board Minutes:

An Executive Session was convened at 10:04am and reconvened to the regular monthly HOA Board meeting at 10:56am and then adjourned.

Respectfully Submitted,
Tricia Best, Secretary