

CVE HOA Board Meeting Minutes

February 14, 2023

Attending board members were Tricia Best, Deb Egeck, Brent Morrison at the home of 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 via GoToMeeting.
- The February 14, 2023, agenda was reviewed –A motion was made by Brent and seconded by Lynn to approve.
Approved by the Board
- The January 11, 2023, 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 – January 27, 2023

Cash as of January 27, 2023

Operating Accounts	\$ 105,551
Marina Account	\$ 60,659
CD's	\$ 155,963
Total	<u>\$ 322,173</u>

Total Cash decreased approximately \$3,947 in January. Bond Security deposits (liability) remained the same at \$75,000. No other changes to balance sheet accounts.

January Activity - HOA Income and Expenses

HOA expenses were \$3,526 in January. The major expenditures were Pool Maintenance (\$1354, for new floor head valve on Lower pool) and snow plowing (\$650).

Interest	\$ 6
Interest CDs	\$ 96
HOA Income (total)	<u>\$ 102</u>
Accounting/Business Expense	\$ 530
Business - Other	\$ 201
Landscape Maintenance	\$ 141
Landscape Water	\$ 169
Pool Maint. & Repair	\$ 1354
Pool Phones (credit)	\$ - 32

Pool Water/Sewer/Garbage	\$ 352
Pool electric	\$ 161
Facilities – other (snowplow)	\$ 650
HOA Expenses (total)	<u>\$3,526</u>

Marina Interest	\$ 14
Marina Income	<u>\$ 14</u>

Marina – other	\$ 16
Marina Expense	<u>\$ 16</u>

Total Net Income (January)	<u>\$ -3,426</u>
-----------------------------------	-------------------------

Subsequent to Board approval at the January Board meeting, the two 5-7 Year certificates of deposits (CDs) were cashed out with an early withdrawal penalty of \$201 (“Business – Other” expense). The two CDs were at 0.6% and 0.35% interest rates. The funds were rolled into new CDs as follows: \$51,340 and \$54,623 into 25-month CDs at 3.70% APY interest rate. Also, two 7 month 4.16% APY CDs were purchased with funds from HOA Savings and Marina Savings accounts.

In mid-January the pool maintenance contractor submitted ten invoices totaling \$6995 dating back to May 2022. Regretfully, the budgeting of these expenses was an accounting oversight and the submitted 2023 Budget will need to be amended to budget these annual pool maintenance costs. Pool Committee Chairman has discussed the issue of delinquent billing with the pool contractor and that future invoicing must be submitted within 60 days of service.

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)

No Report

Social Committee: (Deb Feist, Chair)

No Report

Landscape Committee: (Lisa Colvin Chair)

No Report

Facilities Committee: (Tim Sullivan, Chair)

A contractor is going to put in a 3 ft square pad of concrete in for the lower pool mailbox.

The pool fences are planned to be completed with a work party, although the fences don’t look great at this time, they are not in bad shape.

I am going to step down as the facilities chair this year. I can still assist with some projects and retain the mail keys and access card program. A new Chair will need to be appointed.

Marina Report: (John Pembroke, Chair)

General

No Report

Maintenance

No Report

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

The Guidelines were revised by the ADC and recommended to the Board for Approval. Brent made a motion to approve and Greg Seconded the motion. **Approved by the Board.**

The New revised Guidelines will soon be available on the community website.

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

New Exterior Projects:

“Active” Projects: Lot 100

Non-Active Projects: Lot 70, Lot 77

Other: Lot 45 was asked to submit a copy of their permit in order to expedite the ADC review process for the previously submitted 4’ wall to the new 5’6” height.

Website: (Carolyn Anderson, Chair)

No Report

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

The Committee provided an updated 2023 letter to the Board for the February mailing to the homeowners.

Compliance: (Brent Morrison, Chair)

No Report

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

No Report

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

The CC&R Committee submitted a draft newsletter regarding the upcoming CC&R changes to be voted on at the June 2023 yearly meeting. The Committee is hoping to remind homeowners well in advance to vote on these changes since it requires a quorum and we have not reached the required votes in two previous votes. These items are:

Section 14: The Community Developer waives the right to require developer consent to amend the CC&Rs.

Section 9.2: The Board of Directors votes on changes to the Architectural Design Guidelines instead of the Architectural Design Committee.

Section 10.3: Revises language on yard signage to be in compliance with current state law.

Section 4.8: (New proposal this year) Revises necessary voting approval of members to allow mail-in voting. Currently only in-person and proxy voting is allowed.

Pending Topics: (Board)

*Decision Lot #45 Retaining Wall (if submitted). * See note on the ADC section.

*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 sent a letter: Lot 94 regarding the Non-Approved Gazebo. Waiting for homeowner submittal of resolve.

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

* Brent will send a Letter from Compliance to Lot 72 for clean-up of debris along Crystal Dr.

*Marina License Agreements: One agreement remains outstanding. Email was sent to homeowners.

*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.

*Brent will review the status of the retention pond by Div. III Chelan Hills and report back to the Board.

*Greg will complete a rough draft for a development of a reserve study with a 5-year projection.

Adjournment:

Meeting adjourned by Lynn Cockrum, @10:13am. Next Meeting: March 14, 2023 @ 9:00am at the home of Deb Egeck and on GoToMeeting.

Respectfully Submitted,
Tricia Best, Secretary