

# CVE HOA Board Meeting Minutes

## March 14, 2023

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

- The meeting was called to order by Lynn Cockrum, President at 9:30 am via GoToMeeting.
- The March 14, 2023, agenda was reviewed –A motion was made by Lynn and seconded by Greg to approve.  
***Approved by the Board***
- The February 14, 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 – February 23, 2023

##### Cash as of February 23, 2023

Operating Accounts	\$ 89,371
Marina Account	\$ 60,669
CD's	<u>\$ 155,963</u>
<b>Total</b>	<b><u>\$ 322,173</u></b>

Total Cash decreased approximately \$16,170 in February. Bond Security deposits (liability) remained the same at \$75,000. February Balance Sheet also reflects an early homeowner's dues payment of \$975 which appears as "\$-975 Accounts Receivable". This converts to "Association Dues Income" when dues invoices are sent.

##### February Activity - HOA Income and Expenses

HOA expenses were \$12,789 in February. The major expenditures were Pool Maintenance/Contract/Chemicals (\$6695, for all-2022 pool maintenance - delinquent invoices) and expenditures for start of sport court modifications (\$3,357 for fence reconfigure and \$1,077 for gate security lock).

Interest	\$ 4
<b>HOA Income (total)</b>	<b><u>\$ 4</u></b>
Accounting/Business Expense	\$ 535
Landscape Water	\$ 16
Pool Maint/Contract/Chemicals	\$ 6995
Pool Water/Sewer/Garbage	\$ 20
Pool electric	\$ 143
Facilities – Projects – (sport court)	\$ 4434

Facilities – other (snow plow)	\$ 650
<b>HOA Expenses (total)</b>	<b><u>\$ 12,789</u></b>
Marina Interest	\$ 10
<b>Marina Income</b>	<b><u>\$ 10</u></b>
Marina - DNR Lease	\$ 4351
Marina – other	\$ 15
<b>Marina Expense</b>	<b><u>\$ 4,356</u></b>
<b>Total Net Income (February)</b>	<b><u>\$ -17,145</u></b>

The annual lease for land (underwater) that Marina sits upon was paid in February to the Department of Natural Resources. Materials were purchased and initial installment to contractor was paid to start the sport court modification which includes raising current fence, securing the gate, and modifying the court surface for more pickle ball courts. The sport court project was initially planned for 2022.

The Sport Court Project was email circulated to the Board. **Approved by The Board.**

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

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

The pool contractor that cares for our pools will start the process of opening the pools on 4/25/23. The repairs made over the winter have all been completed.

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

**No Report**

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

**No Report**

### **Facilities Committee: (Ken Egeck, Chair – Brent Morrison, Co-Chair)**

Per last month’s notification from Tim Sullivan regarding, he is stepping down from the Facilities Committee Chair, we have a new Facilities Committee Chair that volunteered. Ken Egeck will be the new Chair and Brent Morrison will act as Ken’s Co-Chair. We want to extend a huge Thank you to Tim Sullivan for all his hours dedicated to our community! We also want to extend a big Thanks to Ken and Brent for filling this position so quickly and we look forward to another great year!

**Approved by The Board**

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

#### **General**

There are no boats moored in the Marina. The lake elevation is 1085.6 down about a foot in the past month but down 4.4 feet from last year at this time. The water temperature is 40.8, up 2 degrees since last month.

## Maintenance

Marina water will be turned on in mid-April. We will need volunteers to pressure wash the docks once the water is on.

## Lake Chelan Research Institute

LCRI (Phil Long) would like to install a real time water temperature system that could post live marina data to the CVE website. The cost of the system is \$2500.00. LCRI is hoping this could be raised by CVE Member donations and maybe a \$500.00 from marina funds.

The Board discussed the above request, and all Board members were in agreement that this information would not benefit CVE members directly and the funds requested were denied. **Not Approved by The Board.**

## 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 with one dissenting vote.**

The New revised Guidelines are 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 84, Lot 92, Lot 94, Lot 96, Lot 101, Lot 102, Lot 103, Lot 109, Lot 109B, Lot 114, Lot 116, Lot 117

### **New Exterior Projects:**

**“Active” Projects:** Lot 100

Non-Active Projects: Lot 70, Lot 77

Lot 117- submitted to the Board by the ADC for approval. A motion was made to Approve by Tricia and Deb seconded. **Approved by the Board.**

Lot 45 Submitted a copy of the GEO report for approval for the wall on the west side of their lot that was constructed. A motion was made to Approve the wall by Deb and seconded by Lynn. **The Board Approved.**

## Website: (Carolyn Anderson, Chair)

**No Report**

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

A Firewise letter was included in the mailing sent to all CVE homeowners in the March mailing.

## **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)**

### **No Report**

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

\*Follow up with Lot 45 on banks and a GEO report has been requested by the Board regarding stabilization of the banks.

\*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 to Lot 94 regarding the Non-Approved Gazebo. Homeowners are waiting for bids and will advise. The Board will continue to follow up.

\*Lot 72: The Board will follow up in May 2023 regarding submittal and receipt of a Geo report on the stabilization of the banks on the East and South sides of this property. Lynn will write a letter requesting this report.

\*Brent has reviewed the status of the retention pond by Div. III Chelan Hills and reported back to the Board. This area is identified as a wetland. An application was submitted to the AC of E to get a spray permit and we were notified this will require a pre-ap meeting, which has been requested and a response should be coming within 30 days of the request from this department on if we can spray. We will be holding off on spraying per this requirement. If nothing is done by September 2023, we will need to do some work removing brier bushes etc., to assure water is diverted and appropriately running into the drainage pipe. We will continue to work on this project.

\*Greg completed a rough draft of the reserves needed to set aside for future replacement costs for all of CVE's amenities. The Board is working on a review and feedback and will continue to complete this project.

## **Adjournment:**

Meeting adjourned by Lynn Cockrum, @ 10:56am. Next Meeting: April 18, 2023 @ 9:00am on GoToMeeting.

Respectfully Submitted,  
Tricia Best, Secretary