

CVE HOA Board Meeting Minutes

April 18, 2023

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

- The meeting was called to order by Lynn Cockrum, President at 9:00 am via GoToMeeting.
- The April 18, 2023, agenda was reviewed –A motion was made by Brent and seconded by Deb to approve.
Approved by the Board
- The March 14, 2023, Board minutes were reviewed via email. - **Approved by the Board prior to the meeting via email.**
- Lynn discussed the schedule for the upcoming Annual Meeting set for June 3, 2023. All Board members were given items to work on prior to the meeting and the May Member Mailing is scheduled to go out soon.
- Tricia gave an update on the progress of the New Pickle Ball Courts planned for the tennis court area. To date the fencing has been replaced in the lower areas on the West and East to a 6' fencing as well as a 6' gate. We will have four pickleball courts painted around May 8, 2023, which will support Community Play soon.

Homeowner Input:

- No Report

Treasurer Report: (Greg Feist)

CVE Treasurers Report – March 28, 2023

Cash as of March 28, 2023

Operating Accounts	\$ 124,088
Marina Account	\$ 60,678
CD's	<u>\$ 155,963</u>
Total	<u>\$ 322,173</u>

Total Cash increased approximately \$18,556 in March. Cash decreases were \$12,644 and annual dues payments were submitted totaling \$31,200. Bond Security deposits (liability) increased \$3,000 to \$78,000. No other changes to balance sheet accounts.

March Activity - HOA Income and Expenses

HOA expenses were \$3,221 in March. The major expenditures were Accounting/Business Expense (\$960), Facilities – sport court (\$1024).

Annual Dues	\$ 31,200
Interest	\$ 3
HOA Income (total)	<u>\$ 31,203</u>

Annual Meeting	\$ 542
Accounting/Business Expense	\$ 960
Landscape Water	\$ 185
Pool Water/Sewer/Garbage	\$ 372
Pool electric	\$ 139
Facilities – Projects – (sport court)	\$ 1024
HOA Expenses (total)	<u>\$ 3,221</u>
Marina Maintenance Fees	\$ 3750
Marina Interest	\$ 9
Marina Income	<u>\$ 3,759</u>
Marina – other (expense)	\$ 15
Marina Expense	<u>\$ 3,744</u>
Total Net Income (March)	<u>\$ 31,726</u>

As of March 28th, Evergreen Accounting have received HOA annual dues payments from 33 of 122 homeowners. They have also received annual marina maintenance fees from 15 of 60 slip owners.

Greg Feist has been working very hard on a reserve study for all the community amenities. A discussion was had about some of the upcoming maintenance expenses and the Board will continue to work on this study to ensure monies continue to be set aside for protecting our amenities.

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 New Report – Reminder: Pools are set to start getting ready to open on 4/25/2023. The actual date for Community Members to use the pools is set for May 1, 2023. Greg will contact the phone Co. to make sure the pool phones are working for the season. Mikaila is asking for help power washing the pool decks and furniture prior to May 1, 2023.

Social Committee: (Deb Feist, Chair)

There are no new items to report for this month’s report. I wanted to confirm that our request for verbiage for RSVPs for the Social after our Annual Meeting will be in the HOAs May communication to the homeowners. Thank you again for establishing a stand-alone email for the Committee’s use.

Landscape Committee: (Lisa Colvin Chair)

No Report- The Board sent a letter to the Committee asking them to investigate a tree in the upper retention pond on Mira Vista Dr. that appears to be dead and needs removal if this is the case. It was also noted that a Leland Cypress tree on the North end of the Upper Tennis Court also needs to be checked if it is dead. This particular tree had a large branch break off and damaged the North fencing this past winter and we want to ensure this will not happen again. (Note: fence has been repaired).

Facilities Committee: (Tim Sullivan Chair – Brent Morrison & Ken Egeck, Co-Chairs)

The court fencing that was damaged over the winter on the North end has been repaired. Tim Sullivan and Ken Egeck will be working on getting the new Court Gate Lock installed and Codes set up so that the gate will be locked and our court secure for Member use only.

Marina Report: (John Pembroke, Chair)

General

There are no boats moored in the Marina. The lake elevation is 1085.5. This is up .7 ft from the low of 1084.8 on April 1st. The lake temperature data on the PUD site shows minus 24.9. Hopefully they get this fixed soon.

Maintenance

The marina water is on. The docks have been cleaned but may still need to be pressure washed. The fire system will be filled this week.

There are 5 or 6 face boards that need to be attached by Transpac. We are waiting for a report from Transpac to be able to accurately forecast future maintenance needs. Our 5-year warranty expires at the end of June.

Registration and Insurance

All boat registrations expire each year on June 30th. A copy of your 2024 registration is needed prior to expiration. This is to verify that all boats moored in the marina belong to a CVE resident. Registration can be renewed on-line at any time. Thank you in advance for providing this early in the season.

We get boat insurance renewal notices from most insurance companies if CVE is a named insured. We are missing six currently. Those owners will be contacted in the next week.

NO Wake Buoys

Two No Wake Buoys will be installed by Orca Diving Center (Wenatchee) on 4/26. They will use auger (screw) type anchors. Chelan Hills has also approved the installation of 4 buoys. This will provide a line of buoys from CVE to Chelan Shores. We are hoping that this cuts down on the number of boats that violate the No Wake Zone which extends 100 yards out from the marina.

The Marina Committee requested funds to install “No Wake Buoys” soon. Crystal View will install two Buoys at the cost of \$500 each. **Approved by the Board via email prior to the April Meeting.**

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 84, Lot 92,
Lot 96, Lot 97, Lot 102, Lot 103, Lot 109,
Lot 109B, Lot 114, Lot 116, Lot 117

Active Exterior Projects on Existing Homes: Lot 18,
Lot 94, Lot 100, Lot 101

Non-Active Projects: Lot 70, Lot 77

Continued (ADC) report:

Lot 62 requested Approval for an Ancillary Pool House. – **Approved by The Board via email prior to the April meeting.**

Lot 103 submitted a revised landscape plan – **Board sent a letter with revision of some of the non-Firewise plants per the Guidelines via email to their attorney and landscaper prior to the April meeting.**

The Board discussed responding to our Contracted Architect regarding his request for a Guideline Review. It was agreed that the Guidelines will stand as revised, and no review is necessary. A letter was sent to the Architect to Thank him for this suggestion, but the expense was not warranted.

Website: (Carolyn Anderson, Chair)

No Report

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

- A May 15th drive by will be done for weeds.
- The County Weed drive-by will be scheduled for May.
- Spraying the blackberries to be scheduled after more information from Brent.
- April 11- Received email from Lot #46 requesting replacement Fire and Weed Abatement letter sent in the February Board mailing. **Sent 4-11**
- Brent discussed at the meeting the process he has been going through with the different jurisdictions regarding getting approval to spray in the Open Tract C- above Chelan Hills that CVE owns. The drainage pipe has been overtaken by Briar Bushes and needs to be remedied so that drainage works appropriately and does not allow water to flow over the pipe and into Chelan Hills which has caused damage in the past hard rains. Brent has requested funding to get a crew/track hoe to remove these bushes immediately since the permit to spray will take a lot longer than we can risk this not being taken care of. Brent requested funds in the range of \$5000-\$6000 to complete this work. Lynn made a motion to approve, and Greg seconded. **Approved by The Board.**

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- A discussion was had by all regarding the upcoming CCR changes that will be on the upcoming ballot for vote at the Annual June 2023 Meeting. The May Member Mailing will have information about these changes, and we hope to have a member at the Annual Meeting making sure all votes placed in the ballot box have completed the CCR voting as well as being available to answer any questions.

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. This project will be deferred until 2023/2024 Board.

*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 applied to the Dept. of Ecology 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 if we can spray. The Board decided we will need to do some work to remove brier bushes etc. sooner than later to assure water is diverted and appropriately running into the drainage pipe. See Weed Abatement report.

*The Board will check in with John Pembroke the Committee head to discuss doing a walk-through of the Marina to check if any parts of the Marina need to be called out under the warranty before it expires soon.

Adjournment:

Meeting adjourned by Lynn Cockrum, @ 11:02am. Next Meeting: May 8, 2023 @ 9:00am on GoToMeeting.

Respectfully Submitted,
Tricia Best, Secretary