

# CVE HOA Board Meeting Minutes

## May 8, 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: Carolyn Cockrum via GoToMeeting.

- The meeting was called to order by Lynn Cockrum, President at 9:04am via GoToMeeting.
- The May 8, 2023, agenda was reviewed –A motion was made by Brent and seconded by Greg to approve.  
**Approved by the Board**
- The April 18, 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.*
- *A discussion was had by all regarding two Board Positions vacating, but only one Bio has been submitted to fill a position. The Board discussed the Bylaws which would allow a person to submit a Bio to the Board after the annual meeting and the Board could decide to appoint a member. It was also determined that any number larger than three members is allowed so if four members are available, then that would meet the requirement to run the board.*
- *The Board discussed at length mail-in voting. It was determined that in the following term 2023/2024 this will be followed up and implemented if possible.*
- *A lengthy discussion was had regarding the upcoming ballot and the CCR and Bylaw changes the Board is presenting to the community and the fact that if the Bylaws pass and change, the CCR's will pass. The Board all agreed to have the changes on the upcoming meeting for a vote.*

### Homeowner Input:

- **No Report**

### Treasurer Report: (Greg Feist)

#### CVE Treasurers Report – April 30, 2023

#### Cash as of April 30, 2023

Operating Accounts	\$ 172,903
Marina Account	\$ 71,977
CD's	<u>\$ 157,421</u>
<b>Total</b>	<b><u>\$ 402,301</u></b>

Total Cash increased approximately \$61,572 in April. Cash decreases were \$4,186, and annual dues payments were submitted totaling \$56,550 for HOA and \$7,750 for Marina dues. We also received in the first quarter dividends of \$1458 from the CDs purchased in January. Bond Security deposits (liability) remained the same at \$78,000. No other changes to balance sheet accounts.

#### April Activity - HOA Income and Expenses

HOA expenses were \$5,404 in April. The major expenditures were Landscape Maintenance (\$1256) and Facilities – sport court (\$2124).

Annual Dues	\$ 56,550
Interest	\$ 1464
<b>HOA Income (total)</b>	<b><u>\$ 58,014</u></b>
Accounting/Business Expense	\$ 616
Landscape Maintenance	\$ 1256
Landscape Water	\$ 185
Pool Permit - Health Dept	\$ 690
Pool Water/Sewer/Garbage	\$ 372
Pool electric	\$ 160
Facilities – Projects – (sport court)	\$ 2124
<b>HOA Expenses (total)</b>	<b><u>\$ 5,404</u></b>
Marina Maintenance Fees	\$ 7,750
Marina Interest	\$ 49
<b>Marina Income</b>	<b><u>\$ 7,799</u></b>
Marina – other (expense)	\$ 16
<b>Marina Expense</b>	<b><u>\$ (7,784)</u></b>
<b>Total Net Income (April)</b>	<b><u>\$ 60,394</u></b>

As of May 1st, Evergreen Accounting has received HOA annual dues payments from 102 of 122 homeowners. They have also received annual marina maintenance fees from 49 of 60 slip owners. Cashmere Bank has increased the interest rate for the Marina checking account from 0.20% to 0.84%, while the HOA Savings account remains at a paltry 0.05%. Correction to the March 28, 2023, Treasurer’s Report: The total cash balance should have been “\$340,729”, and not “\$322,173” as shown. The erroneous \$322,173 number was a relic from the February Treasurer’s Report. Treasurer’s Report – Was approved prior to the May HOA Meeting by email so that Evergreen accounting could have all the report approved to work on the Annual Meeting Budget report. **Approved by The Board.**

Greg reported at the meeting that the reserve study will be presented at the Annual Meeting with a 6- year plan. This will be a great presentation to show the members that our community is going to protect its assets in the future and will have money set aside in a reserve fund. This will be a huge benefit to all to protect against Special Assessments that plague other HOA’s. Thank you Greg!

**Pool Committee: (Mikaila Harberd, Chair, Tina Cairns Co-Chair)**

The following information includes the pool committee notes for the May board meeting.

First off, Mikaila would like to welcome Tina Cairns to the pool committee! Thank you in advance for your help.

The bathroom cleaning service starts this week. Manuela will resume her once a week service for the season. Jack will start servicing the pools 2-3 days a week for the next 3 weeks or so. Once the season is in full swing, he will resume daily servicing. Tina will be preparing flower baskets for the planters.

I have been asked to take inventory of faded pool signage to replace it.

#### Lower Pool:

The Lower pool has been set up for use. When turning on the water line for the men's bathroom, the outdoor shower runs constantly. Therefore, there is no water to the men's bathroom sink until the outdoor shower can be repaired. This has been an issue in the past but appears to have progressed from last year. Tim Sullivan was at the pool on Sunday and is aware of the issue. He has purchased a new shower handle to hopefully resolve the issue.

Henegan turned on the heaters. Henegan's did share that the older Hayward heater has a seized-up fan and he will be looking for a replacement. He is looking into replacement costs. More info to come. The new Penair heat pump is running.

#### Upper Pool:

All Star will be in Chelan this week to examine the plaster damage. More info to come. In the meantime, I placed signage at the gates to notify homeowners about the closure. Per Henegan & Jack's recommendation I reached out to a local pool repair person. Everett Gahringer said he would not be available to inspect the damage for several weeks. It would be months before he is available to repair. He advised us to stay with All Star as they have all the original information on the pool.

Jack has turned off the upper pool heater while it is not being used. I have not set up the furniture. Helpers are always greatly appreciated!

I will continue to send updates on the status of the upper pool. Greg Feist also reported that the pool phones are all hooked up and available for emergency use.

Mikaela added an update to the Upper Pool Repair Status: The All-Star rep assessed the damage. He was unable to give a reason why the damage occurred. He suggested the best repair route is to cut out the affected area and patch in new plaster. Mark will be sending an email detailing the repairs and cost as well as an estimated start date. I have reached out to Henegan to drain the pool in preparation for the repairs.

Mikaela submitted a Proposal from All Star to repair the delineated Plaster in the Upper Pool floor. The bid was for \$5,451.50 + tax. **Approved by The Board.**

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

No Report

### **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 needs to be removed. We are still waiting for a reply.

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

Facilities report May 2023

Installed lower pool mailbox with (Ken)

Met with the Chelan Postmaster and arranged locks. Printed labels and arranged keys and logs for Crystal Crest Drive. LOT 112 has no address currently It just NNA Crystal Drive.

Opened lower pool gate for the season, and turned on the water in the bathrooms, shower Handel (plastic) broken and repaired, heaters stowed in storage for the summer.

Swim Dock swim shade will be installed before the end of the month, and access card gate open for the season.

The upper pool water turned on, tennis court water fountain leaking and unable to repair, parts ordered, and will be repaired asap.

Upper pool access gates were secured due to pool repairs.

Upper and lower pool phones installed and working.

Tennis court gate access card reader pending install and have not heard about Backflow preventers being tested this year.

Ken Egeck is taking over as the Chair and Tim is retaining access cards and mail keys as well as being always on call and updates to the board each month.

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

### **General**

There is one boat moored in the Marina. The lake's elevation is 1090.2. This is up 4.7 feet in the past month.

### **Maintenance**

The marina water is on. The docks have been cleaned but may still need to be pressure washed.

Transpac has provided marina component lifespan and cost document. This will give us the ability to anticipate future marina expenses and accrue for those expenses.

We will conduct a walkthrough of the marina on 5/10 at 10 AM to identify any current warranty items. Our manufacturer's warranty expires at the end of June.

There are hoses located at the end of C/D dock and at the base of C/D dock. Please feel free to use them to wash your boat or to help keep the docks clean.

### **Registration and Insurance**

All boat registrations expire each year on June 30<sup>th</sup>. 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.

### **NO Wake Buoys**

Orca Diving Center installed the two CVE No Wake Buoys on 4/26. Thank you to Jim Walker for assisting. 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.

John Pembroke reported that he would like to have a walk-through of the marina at 10 AM Wednesday (5/10) to document any existing warranty issues.

John reported that he knows there are a few face boards that have popped and a couple of bolts are missing from attenuator boots.

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

**Active Projects:** Lot 7, Lot 29, Lot 45, Lot 46, Lot 55, Lot 57, Lot 62, Lot 72, Lot 76, Lot 84, Lot 92, Lot 96, Lot 97, Lot 102, Lot 103, Lot 109, Lot 109B, Lot 113, Lot 114, Lot 116, Lot 117  
Lot 103 Landscape Plan was approved by the Board via email.

Lot 72 submitted an Ancillary Building that was oversized per the Guidelines and The Board approved a scaled downsize. Lot 92 submitted plans for approval and the Board responded with conditional approval.

**Active Exterior Projects on Existing Homes:** Lot 2, Lot 10, Lot 18, Lot 94, Lot 100, Lot 101

**Non-Active Projects:** Lot 23, Lot 70, Lot 77

### **Website: (Carolyn Anderson, Chair)**

**No Report**

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

- May drive completed 5-4-2023.
  - Lot 107 needs a letter about 10ft. buffer.
- County Weed drive to be scheduled soon.

### **Compliance: (Brent Morrison, Chair)**

**No Report**

### **Front Entry & Landscape Projects: ( Chair)**

**No Report.** Carolyn Anderson notified the Board that she will no longer be serving on the Entry Committee. We all Thank Carolyn for all her hard work and we are grateful for her dedication to our community. The Board reached out to the committee members, Rod Anderson, Lisa Colvin, and Patti Riel to ask if they would continue as a member of the committee due to the status of this project being on hold during the wait for the construction of the left-hand turn lane on Hwy 150 that will affect the landscaped areas in our entrance. Rod and Lisa will not continue to serve on this committee, and Patti will stay on the committee and act when the status is active again of this committee. Thank you all for your dedication to this project!

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

This committee submitted the ballot for the 2023 Annual meeting with the changes to our Bylaws and CCR's to be voted on by the community.

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

\*Follow up with Lot 45 - 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. It was reported the Ken Egeck and Tim Sullivan will be addressing this very soon.

\*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: Follow up on the requested GEO 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. A letter was received by Brent requesting more information. Brent has submitted the requested information and the application for the spray permit is in review. In the meantime, Carlos is going to work on doing some work on making sure the culvert in the Open Tract C is clear and functioning soon as the Board previously approved a \$5000 budget to do some necessary clearing.

## **Adjournment:**

Meeting adjourned by Lynn Cockrum, @11:00am. Next Meeting: June 3, 2023, The Annual Meeting @ 10am – Noon at Campbell's Resort in the "Park Room".

Respectfully Submitted,  
Tricia Best, Secretary