

# CVE HOA 2022

## ANNUAL MEETING MINUTES

### June 4, 2022

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The 2022 Annual meeting of the Crystal View Estates Homeowner Association was called to order by Brent Morrison at the Campbells Resort "Lake Room" at 10:40am, Saturday, June 4, 2022.

President Brent Morrison called the meeting to order and started off by introducing the Board, Lynn Cockrum – Treasurer, Tricia Best – Secretary, Deb Egeck – ADC Liaison, and John Pembroke – Member. After the Board Introductions, the Mic was passed around the room to all homeowners to give them the opportunity to introduce themselves and their Spouses and their Lot #. After all the introductions, the Secretary, Tricia Best, read over the "highlights" of the Previous Year's Annual Meeting Minutes that were prepared by then Secretary Tim Sullivan.

#### President's Report: (Brent Morrison)

##### Board Goals and Accomplishments:

- This past year the board has worked on many topics: CC&R changes are being re-submitted to the community to vote on which are the same three CCR's changes that we tried to pass and meet a quorum in 2021.
- New Swim Dock Stairs have been installed which took a lot of effort getting the permit, ordered, and installation, but we now have very safe steps onto our dock.
- This year the Architecture Design Guidelines we updated by the Architecture Design Committee and approved by the Board and are online on our website for all to review.
- The HOA received a few drainage tracks and 2 open space tracks last year (2021). The Board worked with the County Tax Assessor to correct the listing of the tracks and now can avoid paying property tax for each parcel. Thank you, Brent Morrison, and Dan Hodge.
- The Marina Committee has worked diligently these past few years with the City, and we finally have a signed "Right of Way" Lease which is completed, and we have received our permanent occupancy permit. We also gained approval to install our "No Wake Buoys" and are working on getting these installed.
- The ADC has been the busiest it has ever been with lots of new construction applications being reviewed and confirmed by the Board this year.
- The Entry Sign Committee has submitted landscape bids for common areas which the Board reviewed and made recommendations to the Committee to move forward on.
- Brent made several recommendations to The City of Chelan regarding impacts on CVE from the New Phase of Legacy Ridge. Brent has been our voice for this community, making sure our rights are preserved, and that safety is the main concern. Brent talked about the down lake turn lane. A few HOA members asked questions at

the meeting regarding if there was to be a separate entrance for Legacy Ridge – Answer is No. Also, a member asked about getting a “Dead End” sign on Whitfield Dr. Brent encouraged anyone to go to The City of Chelan and inquire about signs for City Streets in our neighborhood. Another member asked about a Crosswalk to cross to our Marina, and Brent replied that The City said we do not have enough residential foot traffic to warrant a crosswalk here. The Next Door App was talked about, and Brent encouraged all residents to download this app for communication in our neighborhood.

### CCR's of QUORUM: (Lynn Cockrum)

- Regarding the CCR's –Three items are being presented for a vote to change. They are as follows:
  1. Developer “Pacific Rim” taken off regarding needing their consent to amend CCR's.
  2. Approval of Guidelines left to the Board – currently says ADC.
  3. Change in Signage allowed for Political Signs
- The Quorum will be met by ballots returned in person at the meeting. With 122 Lots in the HOA, a Majority of 62 votes will be needed to have a Valid Quorum.
- **A total of 71 ballots were received including those voting by Proxy.** Evergreen Accounting collected the ballot box from the meeting location and counted all the ballots, which were never seen by anyone else. Here are the results given to the Board on Monday after the Annual Meeting. The vote to change the CCR's requires that most (a majority) owners vote in favor of the proposals, which would need to be at least 62 “yes”, total was 58, so all three of these CCR proposed changes failed to pass for the second consecutive year.
- **The three candidates receiving the most votes for the three open Board Positions:** (In no particular order), were Greg Feist, Debra Egeck, and Brent Morrison. The vote tally is in the following paragraph titled “Election Results”. The first meeting of the newly elected Board of Directors' will be held on the 2<sup>nd</sup> Tuesday in July 2022.

### Treasurers Report: (Lynn Cockrum)

Lynn's report was mailed to all members in the HOA and the proposed HOA budget for 2022 was also mailed to the membership. Lynn talked about our healthy HOA financial status and that our budget had very little overages and that we were right on track. Lynn took the time to give out some “Squirrel” Awards to bring attention to some well deserved “Servants” in our neighborhood. First awarded were Brent Morrison & Dan Hodge for getting the common tracts in a tax-free status so that the HOA no longer must pay any property taxes on these Lots! Second award went to John Pembroke and Darrell Cotton for the successful “Air Lease” acquisition and their hard work on this project. The third award went to Greg Feist, Jeep Carpenter, Tim Sullivan, and Ken Egeck for always helping with any project needing helping hands.

- Attached are three treasurer reports which was reviewed at the annual meeting.

- Report 1 – 2021 Budget to Actuals
- Report 2 – Balance Sheets as of April 30, 2022, and December 31, 2021.
- Report 3 – 2022 Proposed Budget and Actuals thru April 2022
- The Association spent less than planned in 2021, most notably in landscaping, (Entry Sign will be mostly incurred in 2022), pool projects, and the swim area stairs. We ended 2021 with a loss of \$8,900, versus the \$54,800 loss that was included in the 2021 Approved Budget. Aside from the underruns noted, operating costs were largely in line with expectations.
- Our balance sheet at the end of 2021 remained strong. The association had \$320,000 in total cash at the end of 2021 including \$158,000 in operating funds, \$105,000 in Reserve funds, and \$57,000 in Marina funds. As is normal, during the early months of 2022 our cash balances have grown as we tend to collect dues early in the year and then incur expenses throughout the remainder of the year. Total cash balances at the end of April were \$380,000.
- The 2022 Budget reflects a loss of \$21,500. The loss assumes the removal of fire prone landscaping materials and replacement with new materials estimated at \$41,000. Other significant projects include the Swim Area Stairs (already installed), a new heat pump for the lower pool, enhanced sport court security, and weed abatement.
- It should be noted that approximately \$20,000 of entry sign costs (approved in 2021), will be carried over into 2022, which could cause some overrun in the landscaping budget this calendar year. Association cash and reserves are adequate to cover any such overrun.
- (See attached Budget Reports mentioned above).

### **BOARD MEMBER ELECTIONS: (Brent Morrison)**

Brent Morrison called for the 2022 Board Member Applicants to stand and introduce themselves and encouraged them to stay after the meeting for questions, if any, by HOA members. All ballots were cast in person or by Proxy at the meeting.

### **Election Results – 2022-2024**

**The following candidates were elected:**

***Greg Feist (Exp. 6/30/2024), Deb Egeck (Exp. 6/30/2024), and Brent Morrison (Exp. 6/30/2024)***

***Vote Tally provided by Evergreen Accounting:***

***Brent Morrison – 49 votes***

***Debra Egeck – 43 votes***

***Greg Feist – 62 votes***

***Randy Halter – 28 votes***

***Tom Covello – 29 votes***

***CCR Revision #1 58 yes and 13 no***

***CCR Revision #2 56 yes and 15 no***

***CCR Revision #3 57 yes and 14 no***

## **Committee Reports:**

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

- Due to Covid-19, there were no social events last year other than the gathering at the Upper Pool after the Annual Meeting.
- There will be a Social Event this year at the upper pool at 1:00 PM today after the Annual Meeting.

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

- The Upper pool was resurfaced this year.
- Jack's Magic Pool & Spa Service and Henegan's Water Works will continue to service our pools.
- Besides the services we hire, it takes the effort of many homeowner volunteers to open and close the pools as well as maintain them during the summer. The deck and patio furniture were power washed and arranged on the deck in the spring. Water is turned on, restrooms are cleaned and supplies stocked, hornet traps are put out, contact is made to pool service provider, phones are turned on, pool gate cards are activated, and pool area updates are made. In the fall, water is drained, patio furniture stacked, restroom heaters turned on, phones are disconnected, and pool gate cards are deactivated. If you are interested in being on this committee, please contact one of the committee members.
- Please remember, **NO glass** is allowed in the pool areas.
- Food and drink, other than water, is not allowed in the pool water.
- Large Group Gatherings (Mikaila Harberd) is the contact person for groups of eleven or more forms are on the website.
- To reserve the upper pool only, the policy and agreement form is on the CVE website. Fill it out and return it to Mikaila, it takes a week to process the reservations, so plan accordingly.
- Please note that large gatherings are not allowed on Saturdays or holidays out of respect for the other homeowners. Have a safe and enjoyable summer!

### **Facilities Committee: (Tim Sullivan, Chair)**

- The Tennis/Pickle Ball Court and Pool Decks were pressured washed in May. Both Upper and Lower Pool decks were sealed. If you need Access Cards for the Pools/Marina, please contact Tim Sullivan.

### **Landscape Committee: (Lisa Colvin/Terry Buell, Chair)**

- Tricia Best read a brief description of the Landscape Committee duties for Lisa who was unable to attend.
- The Landscape Committee operates to maintain the CVE HOA Common areas in a high quality standard that enhances the value of the community. The Committee will be allocated an annual budget to perform all landscaping and beautification duties and will advise and recommend any improvements or additional expenditures above and beyond to the Board of Directors for approval. As an update, Arts Hedges will be planting/replacing the trees that died by the upper pool/parking lot this week!

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

Carolyn's report was submitted and read by the HOA President, Brent Morrison

- The main objective of the Architecture Design Committee is to ensure that every home is designed with the quality of the whole community in mind. Home designs are to be harmonious with the community and to protect view corridors.

- March 2022- Professional Services agreement signed with Thomas Walker, Walker Studio Architect from Kirkland to review home plans, storm drain plans, alterations, and retaining walls. Thomas has been a huge help with our approval process adding a professional to our team.
- June 2022 -Updated and revised the Architectural Design Guidelines with the approval of the CVE Board and Architecture Design Committee.
- Busiest past year ever with the current list as follows:
- 21 Active Builds, 5 New Exterior Projects, and 4 non-active projects to oversee by the ADC.
- Along with the new amended ADC Guidelines, the Committee created signs that will be posted on all active build lots. An example of the new sign was on display at the meeting. This committee works hard all year long to make sure all applications are complete as well as meeting with all new builds for a site review.

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

We had very few compliance issues in the last year. These are the compliance issues that are most common:

- RV and Boat parking for no longer than 3 days.
- Garage & Recycle Cans need to be brought back to your house and off the street within 24 hours
- Dust from properties under construction has been bad due to wind and little watering.
- A new E-mail of [CVEHOAcompliance@gmail.com](mailto:CVEHOAcompliance@gmail.com) has been set up last year to address issues.

### **Web Site: (Carolyn Anderson, Chair) [www.crystalviewestates.org](http://www.crystalviewestates.org)**

Please look at the website for updates and notices. If you have anything that would be helpful to see on the website, please contact [CVEHOABoard@gmail.com](mailto:CVEHOABoard@gmail.com)

On the website you will find the following:

- CC&R's, Bylaws and Rules
- House & Building Requirements
- Landscape, Fire Safety & Weed Control
- Marina documents
- Minutes from the board meetings
- Pool Rules
- Committees and what their duties are
- Photo Gallery

### **Entry Sign Committee: (Carolyn Anderson, Chair)**

Carolyn Anderson gave a brief report on our Beautiful New Entry Sign that was recently installed as well as the nice new Marina sign that was also installed earlier this year. The entry sign will also have lighting that is still going to be installed and the fire safe landscaping projects are also under way.

### **Fire Safety Committee: (Carolyn Cockrum, Chair)**

Homeowners, please limit the amount of flammable vegetation, choosing fire-resistant building materials and construction techniques, along with periodic exterior maintenance in the three home ignition zones.

- This year the CVE HOA has continued to step up its enforcement on un-tended lots in the HOA.

- The Board has sent out a few letters to homeowners this year, and every letter that was sent out, the homeowner responded with corrections of needed for Firewise clearance.
- Visit Firewise.org for more information.

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

**Right of Way Lease:** The lease has been completed with the city. (Great job to the Marina Committee)

**No Wake Buoys:** CVE and the Chelan County Marine Patrol will be placing two No Wake Buoys approximately 100 yards out from each corner of the marina. The locations have been marked by the Marine Patrol. Chelan Hills will be placing 4 buoys which will extend the string of buoys from CVE to Chelan Shores. As a reminder there is a 5 MPH speed limit within 100 yards of shore or a dock within Chelan City limits. Outside of City limits the speed limit is 8 MPH within 100 yards of a dock or shore. This law applies regardless of the existence of No Wake Buoys. (Approval has been granted!)

**Registration and Insurance:** Washington State Boat Registrations must be renewed by 7/1/22. Please send a copy to the CVE Marina email prior to expiration. All boats moored in marina (unless a guest form is on file) must be registered to a CVE property owner. Current Registration, the CVE Moorage Form and Insurance with CVE as a named insured must be provided to the CVE Marina Manager prior to mooring in the marina. Please provide an updated copy of your insurance prior to expiration each year.

### **CC&Rs : (Lynn Cockrum, Chair)**

The three changes recommended by the committee to the Board were on the Mail in Ballot as stated earlier:

- Section 14: With Developer's concurrence, remove the Developer's documented right to provide or deny consent to any changes to the CC&R's. **Received 58-YES and 13-NO Votes.**
- Section 9.2: Formally acknowledge the Board's long-standing practice of approving Guideline revisions. **Received 56-YES and 15-NO Votes.**
- Section 10.3: Revise signage provisions to comply with Washington State Law for political signs. **Received 57-YES and -14 No Votes.**

The meeting was adjourned at 11:45 am

Respectfully Submitted,

Tricia Best, Board Secretary

### **ATTENDEE LIST: 6/4/2022 CVEHOA ANNUAL MEETING**

Lot B – Flem

Lot 2 – Spangrud

Lot 4 – Smith

Lot 8 - Cotton

Lot 9 – Hodge

Lot 12 -Cairns

Lot 13 - Pembroke

Lot 15 - Morrison

Lot 17 - Sykes

Lot 18 - Sessions

Lot 25 - Alkema

Lot 28 - Peebles

Lot 39 - Brazier

Lot 48 - Kavanaugh

Lot 49 - Bean

Lot 58 - Everett

Lot 59 - Cockrum

Lot 61 - Reil

Lot 62 - Plouf

Lot 64 - Robinson

Lot 65 - Patton/Christensen

Lot 66 - Metzger

Lot 69 - Cullen

Lot 71 - Griggs

Lot 73 - Carpenter

Lot 74 - Buell

Lot 76 - Hartway

Lot 79 - Ogle

Lot 80 - Feist

Lot 81 - Bain

Lot 84 - Meredith

Lot 85 - Baier

Lot 86 - Sullivan

Lot 87 - Egeck

Lot 89 - Roberts

Lot 90 – Smith

Lot 92 – Leetsch

Lot 95 – Best

Lot 101 – Steward

Lot 103 – Covello

Lot 104 – Peterson

Lot 105 – Anderson

Lot 115 - Carmody

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