

CVE HOA Board Meeting Minutes

July 11th 2023

Attending board members were Lynn Cockrum, Brent Morrison and Greg Feist. [Agenda Items in BLUE.](#)

The meeting was called to order by Lynn Cockrum at 9:05 at his home, and on GoToMeeting. Guests attending in person included Carolyn Cockrum and Debra Egeck. Guests attending on GoToMeeting included Jim Sinclair, Tim Sullivan, Kris and Kevin Smith, Mary Ann Comiskey, Peter Dixon, Tom Patton, Corkey Christianson, Tom and Pam Covello, Heather and Wes Rush, Paulette Roe, Keith Meredith, and Mike Kavanaugh.

Lynn provided an overview of the agenda for everyone, and then made a motion to approve the agenda which was seconded by Greg, and approved by the Board.

Homeowner Input: Homeowner input revolved entirely around the Board's earlier decision to expand the Pickleball facility. The decision to expand was formalized in December 2022 with the Budget, and communicated (in summary form) in the December Newsletter. Some owners with homes near the court recently expressed concerns about the Board's decision to expand the courts, the lack of depth of details of the expansion provided in the December Newsletter, the ensuing noise from the new courts and the aesthetic of the windscreen netting. For the record the Board made the decision to expand the sport court amenity in good faith, with the best intentions for the community as a whole. The decision was made consistent with the governing documents. However, the Board acknowledges details of the decision could have been more clear.

A Working Group was formed consisting of two Board members, three pickleball advocates and three critics of the decision to expand the courts. The Working Group was tasked with attempting to find a solution to move forward that would be acceptable by all parties. The community members in attendance at the July 11 Board meeting were informed that since the Working Group was unable to find such a solution, the Board would deliberate in Executive Session considering all the input received from everyone, and then publish their decision (outlined below in these minutes).

Officer Elections: Lynn Cockrum nominated Brent Morrison as President. This was seconded by Greg Feist and unanimously approved by the Board. Lynn nominated Greg as Treasurer, seconded by Brent, and this was unanimously passed by the Board. Brent nominated Lynn to be Secretary, seconded by Greg, and passed unanimously.

Treasurers Report: Greg reported the association had total cash of \$409,817, which reflects a decrease of \$7,417 in June. Annual dues payments were submitted totaling \$1,950 for HOA and \$250 for Marina fees during the month. A single architectural review fee was received (\$775). Offsetting this income was \$4,270 in expenses consisting of pools (\$1,093), Accounting (\$749) and landscape maintenance (\$661) and other various expenses. The Construction Bond Security deposits (liability) dropped \$3,000 to \$72,000, which further reduced cash. There were no other changes to balance sheet accounts. Lynn made a motion, seconded by Brent, to accept the Treasurers Report. Passed unanimously.

Marina Reserve Study: Lynn explained that he and Greg had worked on some preliminary figures pertaining to the Marina Reserve Study and had met with John Pembroke for a review. Greg stated that the current rate of \$250 per year was likely not a sufficient funding level, but that further work on the Study was needed. He indicated that after some further work on the Study, he and Lynn will meet with John and the Marina Committee to bring forward a recommendation to the Board for a funding plan and next year's Marina dues level.

Lynn stated that on a rough comparative basis, the \$250 per year was quite a lot less than the Sunset Marina, albeit Sunset have considerably greater costs and benefits than CVE. One member interjected that he could provide John Pembroke with data from Sunset, which we can use for a rough market comparison to our own cost-built funding profile when it is completed.

Board Approval of Committee members: The Board approved the following Committee Members for the 2023-24 year until next year's Annual meeting.

ADC

Board Liaison, Debra Egeck

Carolyn Cockrum, Chair

Jean Nickle

Lori Everett

Carol Cotten

CC&R

Board Liaison, Greg FDeist

Chair, TBD

Darrell Cotton

Tim Sullivan
Tom Patton
Jeep Carpenter
Scott Bean

Marina

Board Liaison, Lynn Cockrum
John Pembroke, Chair
Dan Hodge

Marina, Cont'd

Jim Walker
Tim Sullivan, Darrell Cotten
Duane Bollinger
Jeep Carpenter

Fire and Weed Abatement

Board Liaison, Brent Morrison
Carolyn Cockrum, Chair
Kathy Morrison
Carol Cotten

Pools

Board Liaison, Brent Morrison
Mikaila Harberd, Chair
Tina Cairns

Social Committee

Board Liaison, Debra Egeck
Deb Feist, Chair
Karen Pembroke
Patti Riel
Karen Walker

Compliance

Board Liaison, Brent Morrison

Landscaping

Board Liaison, Brent Morrison

MaryAnn Comiskey, Chair

Peter Dixon

Mary Gegus

Facilities

Board Liaison, Tim Sullivan

Chair, TBD

Brent Morrison

Kevin Smith

Greg Feist

Social Committee (Deb Feist,
Chair) No Report.

Landscape Committee (MaryAnn Comiskey, Chair) No Report.

Facilities Committee: (TBD Chair) Tim Sullivan provided a report with a list of mailbox keys and keycards which had been distributed in June. He also reported that a decking board at the swim dock stair area was rotting. Brent indicated he'd take a look at this for repair. This has since been repaired by Brent, Greg and Ken Egeck.

Pools (Mikaila Harberd, Chair) No Report, but Brent mentioned the need for follow up on the older of the two heat pumps at the lower pool, which was not working at the start of the season. Greg took the action.

Marina Report: (John Pembroke, Chair) John Pembroke provided a report with the number of boats in the Marina, lake level and temperature. He also noted two licensee/lessee boats are delinquent as to registration and insurance information. He is working with each owner. The Marina Committee is also considering whether certain rule changes should be considered at a future Board meeting.

ADC: (Carolyn Cockrum, Chair) Carolyn gave a verbal report. The ADC approved the landscaping plan for Lot #72, exclusive of the Catchment Wall that was sent directly to the Board. The Board discussed the plan and the wall in Executive session and, after reconvening from the Executive Session, voted unanimously to provide conditional approval to the Lot #72 landscaping and wall plan subject to the owner's implementation of any and all recommendations outlined in a GEO report when it is completed, and that the wall be built to include adequate drainage provisions. She also reported that Lot #62 was nearing completion and that a refund request will be submitted sometime in the coming days after completion of remaining items by the owner.

During the meeting Lot #84 submitted a certification of project completion. The ADC will review this and make a recommendation to the Board. Carolyn also reported two other home plans are nearly ready for Board review and will be circulated as soon as corrections are received from the owners. She also submitted a list of owners who have action needed to shield their propane tanks. Brent is to send a letter to each owner asking them to comply. (This has since been completed.)

Compliance: (Brent Morrison, Chair) No Report.

Fire Safety and Weed Abatement (Carolyn Cockrum, Chair) Carolyn gave a verbal report. The July drive-around had been cancelled because compliance in the community is extremely good and there are no obvious problem conditions to address at this time. The next date for compliance checks is September 1.

Website: (Carolyn Anderson, Chair) No report, however Lynn reported that a number of updates to the website were made by Carolyn Anderson including the addition of GoToMeeting info for members to attend the Board meeting.

CC&R Update: (TBD, Chair) No Report. Lynn reported the CC&R and By-Law changes (approved at the annual meeting) were in our Attorney's hands. Greg reported that the Committee would stand down on making further suggestions until this first-ever amendment is concluded.

Executive Session: The Board entered executive session at approximately 10am, and advised owner participants the session could take an hour or more. The Board attempted to rejoin GoToMeeting at approximately 12pm but was unsuccessful.

Reconvening and Actions:

After reconvening from the Executive Session at around 12:00pm, the Board unanimously approved modifications and rules for the pickleball facility, as follows-

1. Remove the Windscreen as soon as possible based on supplier availability.
2. Restrict play to one court on every day except on Thursday, Saturday, Sunday and Memorial Day, July 4th, and Labor Day Holidays , when two courts are allowed. The net for the second court will be locked up on Monday, Tuesday, Wednesday and Friday.
3. Continue the Working Group and consider further changes based on recommendations including
 - a. Survey of all owners regarding pickleball play
 - b. Implementing a scheduling process and consider close proximity neighbors to request no court use periodically.
 - c. Possible use of sound mitigation screening.
 - d. Hours/Days of use.
 - e. Enforcement of rules.
4. Adopted the following Rules to be incorporated into the association rules-

Sport Court Rules: (as of 7-11-2023)

General

1. Hours of Operation 8am until 9pm. (Gate lock will be programmed as such)
2. Restrictions on Court Use.
 - a. Tennis and Pickleball Only-No other Uses Allowed.
 - b. Court Use is limited to Two Courts on Thursday, Saturday. Sunday and the Memorial Day, July 4th, and Labor Day Holidays. The net for the second court will be locked up on Monday, Tuesday, Wednesday and Friday.
3. CVE Sport Courts are for the exclusive use of CVE members, their immediate family and their invited guests.
4. All guests must be accompanied by a member at all times, if feasible.
5. A maximum of 3 guests per member is allowed.

6. If others are waiting to play, limit playing time to 60 minutes.

Noise Restrictions

7. No Music.
8. Avoid overly loud behavior.
9. Only “Green Zone” approved paddles may be used. (ref. Grand Pickleball Sound Study)

Other Restrictions

10. No glass containers.
11. Gates must be locked.
12. Age 12 and under requires an adult to be in attendance for supervision.

Board Member Additions: During the meeting, Tim Sullivan submitted his BIO to be considered for appointment for one of the open Board positions with the term ending at the 2024 Annual Meeting. His appointment was approved unanimously. Subsequent to the July 11th Board meeting Debra Egeck, who resigned from the Board on June 22, 2023, reconsidered her decision and requested to be reinstated for the remainder of her term (ending at the 2024 Annual Meeting). Her appointment was unanimously approved via email vote on July 13, 2023.

Adjournment:

Meeting adjourned by Lynn Cockrum at approximately 12:30 pm. Next Meeting: Wednesday August 2nd, 2023, at the Morrison residence.

Respectfully Submitted,
Lynn Cockrum, CVE Board Secretary
August 2, 2023