

CVE HOA Board Meeting Minutes

August 2, 2023

Board members attending in person included Lynn Cockrum, Brent Morrison, Greg Feist, Debra Egeck and Tim Sullivan. Guests attending in person included Al Everett and Carol Cotton. Guests attending on GoToMeeting included Tom Patton, Corkey Christiansen, Keith Meredith, MaryAnn Comiskey and Wes Rush.

Agenda Items in BLUE below.

The meeting was called to order by Brent Morrison at 9:02 at his home, and on GoToMeeting.

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

July Minutes: Lynn presented the July minutes in final form, a motion was made by Lynn seconded by Greg and passed unanimously to accept the minutes. Lynn will ask Carolyn Anderson to post.

Homeowner Input: Al Everett presented the idea of having some type of web-based tool for people to connect and share their common interests. Brent mentioned that the two issues we struggle with are security and privacy issues. The Board will continue to evaluate options. Carole Cotton thanks the Board for their work, and encouraged others in the community to consider setting aside agendas and recognize the volunteers are working for all of the members. Wes Rush volunteered to replace the swim buoys this winter and asked for help from anyone who was willing. MaryAnn Comiskey reiterated a demand to remove the windscreen from the Sport Court as soon as possible. Brent mentioned that getting work done in Chelan can be challenging, and that the Board would further discuss the sport court in Executive session.

Protocols: The protocols were amended to include specific requirements for cc'ing all Board members on emails and having members sign their name to CVE Board email account "sends", so we know who is sending. Lynn made a motion, seconded by Greg, passed the protocols unanimously. Brent suggested we post the protocols on-line and will send Lynn a version to reformat and have posted on the website.

Officer Elections: Brent resigned, and nominated Tim Sullivan. Lynn seconded and the Board approved unanimously.

Treasurers Report: Greg reported the association had total cash of \$388,143, which reflects a decrease of \$21,674 in July.

Annual dues payments were submitted totaling \$975 for HOA and \$250 for Marina fees. Bond Security deposits (liability) remained unchanged at \$72,000. No other changes to balance sheet accounts.

HOA expenses were \$14,244 in July. The major expenditures were Architectural Plan Reviews (\$2300), Upper Pool Surface Repair (\$5,314); Swim Area Insurance (\$1,800), and Pool Maintenance including upper pool fence painting materials (\$868). Additionally, the Marina had approximately \$10,000 in expenses related to the annual insurance renewal. This was an increase over last year due to increased coverage, higher insurance valuations and the expiration of a credit received in 2022. These changes taken together, cause the aforementioned decrease in cash. A motion was made by Lynn, seconded by Brent to approve the Treasurers Report. Passed unanimously.

Marina Reserve Study: Lynn explained that he and Greg are meeting with members of the Marina Committee to review the reserve study. John and the Committee will then take forward the information to the licensees of the marina for feedback. It is hoped the Board will have the Marina Committee's final recommendation by the September meeting.

Landscape Committee (MaryAnn Comiskey, Chair): Dead trees have been removed at the upper and lower pool areas. Three trees have been ordered. Brent to walk thru with MaryAnn and decide where to plant trees. The City repaired their equipment on the lower median.

Social Committee (Deb Feist, Chair) Deb Feist emailed a report stating that the Committee is considering an August community social with games, BYO food and BYO drinks. The Octoberfest event is expected to occur again this year. More details will follow.

Facilities Committee: (TBD Chair) Tim Sullivan provided a report with a list of mailbox keys and keycards which had been distributed in July. He also noted some additional repairs which need to take place, including painting the lower pool fence and the swim area ledger board that was recently replaced.

Pools (Mikaila Harberd, Chair) Mikaila reported the costs of repairing the heat pump fan. This will be done after the season this year.

Marina Report: (John Pembroke, Chair) John Pembroke reported that all licensee/lessee registrations and insurance information are now current. He reported there are 43 boats in the Marina, and noted the lake level and water temperature.

ADC: (Carolyn Cockrum, Chair) Debra Egeck gave a verbal report in Carolyn Cockrum's absence. The plans for Lot #113 have been reviewed by the ADC and the consulting architect, and all open items have been cleared to their satisfaction. They recommended the Board approve the home plans. Brent made a motion to approve the plans, seconded by Lynn, unanimously approved.

Debra noted Lot #84 had submitted the certification of completion, which triggers the owner request for construction deposits to be refunded. She noted the ADC recommended approval of the refund conditioned on removal of the Porta Potty. This will be discussed in executive session.

Regarding Lot #94, the ADC sent a letter to the owner advising approval of the “screening” tree selection, subject to the tree remaining within the profile of the gazebo. No response has been received.

Compliance: (Brent Morrison, Chair) No Report.

Fire Safety and Weed Abatement (Carolyn Cockrum, Chair) Carolyn submitted a report that the early August drive by was completed on August 1, with a few properties needing to add buffers, and one property in need of a tree removal. The County was to have performed a weed drive by on June 30. The Committee has asked for confirmation that this has occurred. Treatment of blackberries in the storm drain is awaiting further information/update from Brent.

Website: (Carolyn Anderson, Chair) No report, a number of changes have been posted on the website.

CC&R Update: (TBD, Chair) Greg will coordinate with Tim on sending the governing document changes to our attorney for finalization.

Executive Session: The Board entered executive session at approximately 10:35 am, to discuss the sport court update and other homeowner matters. The Board advised owner participants that the Board would publish any decisions pertaining to the sport court windscreen.

Reconvening and Actions:

Lot #84 has requested a refund of their Construction deposit. The ADC recommends approval subject to Porta Potty removal. Unanimously approved. Greg and Tim will coordinate for the payment to be made.

The Board reiterated its support for the recently established rules, thru the 2023 season. Brent and Greg will attempt to reconvene the Pickleball Working Group in August to assess progress. NOTE- The windscreen was subsequently removed on August 5 by Lynn Cockrum and Greg Feist.

Adjournment:

Meeting adjourned at approximately 11:30 am. Next Meeting: Tuesday September 12th, 2023, at the Cockrum residence at 9am.

Respectfully Submitted,

Lynn Cockrum, CVE Board Secretary
August 5, 2023