

CVE HOA Board Meeting Minutes

September 13, 2023

Board members attending in person included Lynn Cockrum, Brent Morrison, Greg Feist, Debra Egeck and Tim Sullivan.

Agenda Items in BLUE below.

The meeting was called to order by Tim Sullivan at 9:08 at the Cockrum home, and on GoToMeeting.

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

August Minutes: These were passed via unanimous email vote subsequent to the August meeting and posted to the website.

Homeowner Input: None.

Treasurers Report: Greg reported the association had total cash of \$373,948 as of August 31. Total Cash decreased approximately \$14,195 since the end of July, due to construction deposit refunds (Bond Security deposits decreased \$9,000) and to August Expenses. The major expenditures were Legal Fees (\$1,915) and Landscape Maintenance Contract (\$5,465). Facilities Project account (sport court upgrade) was credited \$800 with the sale of the infamous wind screen.

Greg reported that twelve member volunteers contributed 162 man-hours and completed the painting of both pool fences, thus saving \$9,000 of the budgeted \$10,000 Facilities Project.

A snapshot review of the 2023 budget status indicates that we are projected to end the year approximately \$20K under budget, primarily due to the no-start of the \$20K budgeted Landscaping Project near highway 150. The savings from fence painting project largely offset the pool maintenance overruns (upper pool surface repair and contract maintenance invoices carried over from 2022).

The HOA recently purchased an additional \$25K CD, and the Marina purchased an additional \$50K CD, both are 7-month CDs @ 4.32% interest rate. The CVE 2022 federal tax return was completed, signed and mailed to the IRS. The 2023 Annual Report was successfully filed with the Washington Secretary of State. Lynn moved to approve Treasurers report, seconded by Brent, unanimously approved.

Landscape Committee (MaryAnn Comiskey, Chair): Maryann stated there is nothing new to report. Three replacement trees will be added near the upper pool in September.

Social Committee (Deb Feist, Chair) Deb Feist sent an earlier email stating the Committee will be meeting in the next few days and will provide information about the upcoming Social event.

Facilities Committee: (TBD Chair) Lynn Cockrum and Greg Feist removed the windscreen on August 5 and it was sold to Darnell's a few days later.

Greg Feist organized painting materials and members of the community to paint the lower pool fencing on a volunteer basis. Between the two pools the association saved an estimated \$9,000 thru the use of our volunteer labor force. Many thanks to those who helped (Special note- Jeep Carpenter and Al Everett have their own pools, and yet gave selflessly of their time on this project).

Lower Pool Painting Volunteers

Al Everett	Lynn Cockrum	Mark Roberts
Brent Morrison	Bruce Bain	Dave Cullen
Dennis Ressler	Jeep Carpenter	Tim Sullivan
Ken Egeck	Mark Spangrud	

Tim sent an earlier email stating that he had activated 5 Keycards for the sportcourt and that he had purchased/been reimbursed for a rope to be attached to the upper pool life ring.

Pools (Mikaila Harberd, Chair) Mikaila reported pools will be closed starting October 9. She reported earlier that the oldest of the lower pool heat pumps was dead. The Board also received a pool inspection report from Chelan County, which noted some signage violations and a chemical imbalance. The chemical situation was remedied and signage will be changed next year.

Marina Report: (John Pembroke, Chair) John Pembroke sent an earlier email stating the Marina Committee recommended 2024 Dues level for the Marina to be \$350. He also stated that all licensee/lessee registrations and insurance information are now current. He reported there are 40 boats now in the Marina, and noted the lake level and water temperature.

ADC: (Carolyn Cockrum, Chair) Carolyn provided a written summary of projects and a copy is attached and the end of these minutes. Debra reported the ADC had recommended that for home sites without a height restriction that the Guidelines be amended to 30 feet (pursuant to City allowances).

Compliance: (Brent Morrison, Chair) Brent reported that a letter had been sent to an owner for having concrete trucks operating before 7am. Also a boat trailer complaint was responded to with a letter to that owner.

Fire Safety and Weed Abatement (Carolyn Cockrum, Chair) Carolyn submitted a report that indicated that Chelan County did a drive by on August 9 and had no findings or concerns. Brent further stated the association committee conducted a drive by on September 5 and found just four lots where buffers were needed. Letters will be sent to those owners. He also stated goatheads are on the property (not CVE owned) above the marina. He indicated he'll contact Chelan County.

Website: (Carolyn Anderson, Chair) Carolyn reported all website changes had been implemented. Lynn sent an earlier email to the Board to consider approving certain additional website changes, which were discussed and approved. Lynn indicated he asked Carolyn to add the Board approved operating protocols, and will also send her the other approved changes.

CC&R Update: (TBD, Chair) The approved changes to governance documents remains open. Tim and Greg have the action to complete the process.

Special Topics and Follow-up

- **Lower Pool Heat Pump:** The lower pool heat pump Unit is shot. Board decided not to replace at this time, as we have another new unit, and we think we should see how the new unit does before we spend the money.
- **2024 Budget Planning:** Greg reviewed projected spending in the preliminary 2024 budget. Brent indicated the cost of retention ponds should be raised from \$10k to \$20k. On a preliminary basis the HOA has approximately \$30-40k available for projects in 2024. It should be noted that if the Highway 150 project proceeds forward in 2024, these funds would be needed to meet the Entry Landscaping requirements for the area affected by Hwy 150. Greg will rework the budget and will amend potential project expenditures so the Board can review at the next meeting.
- **Web Site Review:** Lynn provided a list of recommended changes to the website. Tim indicated he'll get with Carolyn Anderson and implement these changes.
- **Marina Reserve Study:** The marina committee was presented with data prepared by Lynn and Greg, which substantiated the need for a Marina Dues increase to \$350 annually in 2024, and the Committee has recommended the Board enact such an increase. Lynn made a motion to increase 2024 Marina Dues accordingly, seconded by Greg, passed unanimously.
- **HOA Survey:** The Board is considering a survey of members regarding project priorities depending upon the needs associated with the Highway 150 project. Brent will prepare a draft of the survey for the Board review.

Executive Session: The Board entered executive session at approximately 10:30 am and exited at 11:20 am.

Reconvening and Actions: Debra made a motion to approve the refund of the Lot #103 construction deposit conditioned upon their concealment of the propane tank on the property. Lynn seconded. Passed unanimously. A letter will be sent to the owner.

Adjournment:

Meeting adjourned at approximately 11:25 am. Next Meeting: October 18, 2023, to be held at the Feist residence.

Respectfully Submitted,
Lynn Cockrum, CVE Board Secretary
September 18, 2023