

CVE HOA Board Meeting Minutes

October 18, 2023

Board members attending included Brent Morrison, Greg Feist, Debra Egeck, Tim Sullivan and Lynn Cockrum, all of whom attended virtually.

Agenda Items in BLUE below.

The meeting was called to order by Tim Sullivan at 8:55 a.m. on GoToMeeting.

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

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

Other email Approvals: The Board approved the following items via email unanimously: The ADC recommended approval of the home plans for Lot #46 and Lot #92, and the Board unanimously approved these plans. The Board also approved revised language in the Guidelines that provides for a maximum building height of 30 feet, if no height restriction was established by the Developer. The City of Chelan maximum height is 30 feet. The Board also approved construction deposit refunds to the builder of Lot #117 as the home is completed. The owner deposit will be retained until land scaping is completed. The Board also approved construction deposit refunds for Lot #7 and Lot #77.

Homeowner Input: None.

Treasurers Report: Greg reported the association had total cash of \$363,872 as of September 30. Total Cash decreased approximately \$10,076 since the end of August. The decrease in cash was a result of Bond Security deposits (liability) decreasing \$3,000 to a balance of \$60,000. There were no other changes to balance sheet accounts. HOA expenses were \$3,782 in August, and also contributed to the decrease in cash. The major expenditures were Accounting (\$530) and Landscape Maintenance Contract (\$1,348). Board approved unanimously.

Landscape Committee (MaryAnn Comiskey, Chair): Three replacement trees were installed near the upper pool, water emitters repaired per bid.

Social Committee (Deb Feist, Chair) The Oktoberfest Social event was held on Sunday October 15. Deb Feist reported a total of 30 members participated.

Facilities Committee: (TBD Chair) Brent Morrison removed the sail shade at the swim area. Tim requested pool cards be returned from former owner of Lot #60. The new owners have requested key cards and mailbox keys. Tim is coordinating.

Pools (Mikaila Harberd, Chair) The pools have been closed for the season. Pool furniture is undercover. Brent will winterize the pool rooms.

Marina Report: (John Pembroke, Chair): John reported the domestic water supply has been winterized.

ADC: (Carolyn Cockrum, Chair) Carolyn thanked the Board for quick response in approving Lot #46 and #92. Also provided a written summary of projects. Lot #109 terminated their contractor. The builder has requested a refund of their portion of the deposit, which the ADC is recommending. The new builder is Clementson.

Compliance: (Brent Morrison, Chair) No report

Fire Safety and Weed Abatement (Carolyn Cockrum, Chair) Nothing to report, the season is over.

Website: (Carolyn Anderson, Chair) No report

CC&R Update: (TBD, Chair) Tim reported the signing of the revised by-laws and CC&Rs has taken place and the filing is in work with the attorney. The website will be updated for these documents.

Special Topics and Follow-up

- **Lower pool heat pump:** The Board concluded that there is no need to replace the dead heat pump at the lower pool. We'll leave the piping infrastructure in the event an additional pump is needed as this one ages.
- **Highway 150 Project:** The Board exchanged emails with the City of Chelan, and learned that Legacy and the City will set up a meeting regarding WA 150 and that the project is likely to start in the spring or fall of 2024.
- **2024 Budget Planning:** Greg reviewed projected spending in the preliminary 2024 budget. The projects for 2024 are largely restricted to whatever is required to be spent on improvements pertaining to the WA 150 highway project.
- **Survey:** The Board concluded that since nearly all of our discretionary funds will be required for WA 150, a survey of owners about expenditure priorities is not warranted at this time.
- **Newsletter:** Tim to send a draft to the Board in the next week or so, to be released after the November Board meeting after the budget approved.

Executive Session: Communications with multiple owners was discussed.

Next Meeting: Tuesday November 14, 2023, via GoToMeeting #118-502-061 at 9 a.m. PST

Reconvening and Adjournment: Meeting adjourned 9:55 a.m.

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