

CVE HOA Board Meeting Minutes

November 14, 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 9:00 a.m. Pacific Standard Time 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.

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

Other unanimous email Approvals: Partial refund of construction deposit for Lot #94 was approved via email. The remainder of the refund is conditioned on installation of a maple tree to screen the hot tub gazebo as mutually agreed with the owner.

The Board also approved refund of the Builder portion deposit of Lot #109, due to the termination of the contract between the owners and Chelan Valley Builders. The new contractor for #109 is Clementson. The association has received the builder deposit due along with all the required paperwork.

In August the ADC approved the refund of the deposit for Lot #62, and submitted the request to the Treasurer for processing and payment. Board approval is documented here.

Homeowner Input: None.

Treasurers Report: Greg reported the association had total cash of \$343,555 as of October 31. Total Cash decreased approximately \$21,000 since the end of September. The decrease in cash was a result of Construction Bond Security deposits (liability) decreasing by \$2,000, reflecting refunds of \$14,000 and new deposits of \$12,000. The balance is now \$58,000. There were no other changes to balance sheet accounts. HOA expenses were \$19,000 in October, and these also contributed to the decrease in cash. The major expenditures were Commercial Liability Insurance (\$6,886), Architectural Plan Reviews (\$6,239), Landscape Maintenance Contract (\$2,009), and Pool Maintenance-close up (\$1,945). Lynn made a motion to accept the Treasurers Report, seconded by Debra, unanimously approved by the Board.

Landscape Committee (MaryAnn Comiskey, Chair): No Report.

Social Committee (Deb Feist, Chair): Betsy Metzgar is the new committee Chair.

Facilities Committee: (TBD Chair). Tim reported the access cards for Lot #60 were returned by the former owner. Brent reported that the water control valve on Crystal Drive may need to be replaced after the winter, we can observe the condition and consider next Spring. Tim said he had stored the Pickleball nets and the Tennis Court nets are to be stored soon as well.

Pools (Mikaila Harberd, Chair). Brent reported for Mikaila that the furniture is stored for winter and bathrooms winterized.

Marina Report: (John Pembroke, Chair): No report.

ADC: (Carolyn Cockrum, Chair). Carolyn reported that the deposit for the New Builder (Clementson) on Lot #109 had been received. She also noted lot #113 does not intend to break ground until next year.

Compliance: (Brent Morrison, Chair). No Report.

Fire Safety and Weed Abatement (Carolyn Cockrum, Chair). No Report.

Website: (Carolyn Anderson, Chair): No Report

CC&R Update: (TBD, Chair): No Report

Special Topics and Follow-up

- **2024 Budget Planning:** Greg reviewed projected spending in the preliminary 2024 budget. The Projects for 2024 are restricted to landscaping at the entry necessitated by the WA 150 highway project, storm water pond maintenance, minor pool expenses and a few trees/shrubs near the Sports Court. The Board approved the 2024 Budget unanimously.
- **ADC recommendation for above ground propane tanks.** The ADC submitted a recommendation that new builds either screen or landscape their above ground propane tanks. Lynn made a motion, seconded by Debra, and the Board approved the following language change to the Guidelines unanimously.

Old language: “Upright propane tanks must be landscape and or shielded.”

New Language: “Above ground propane tanks must be shielded with landscaping and/or screened.”

- **Fall Newsletter.** The Fall Newsletter was circulated amongst Board members in and the draft will be approved as final for distribution in November.

Executive Session: Discussed the billings to two owners regarding the excess architectural review fees incurred and paid by the association relating to their projects. Also discussed the most recent application for refund of a construction deposit, which is pending ADC review and Board approval.

Next Meeting: Tuesday, January 9, 2024, via GoToMeeting #118-502-061 at 9 a.m. PST

Reconvening and Adjournment: Meeting adjourned 10:55 a.m.

Respectfully Submitted,
Lynn Cockrum CVE Board Secretary
November 17, 2023