

CVE HOA Board Meeting Minutes

April 9, 2024

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 Daylight Time on GoToMeeting.

Tim provided an overview of the agenda for everyone. Motion made and seconded to approve the agenda, which was passed by the Board unanimously.

March 2024 Board Minutes: These minutes were approved via unanimous email vote subsequent to the March meeting and posted to the website.

Other unanimous email Approvals: None.

Homeowner Input: A member expressed to the Board their concern (via email) over Pickleball noise. The member requested the Board to consider putting up for member vote the complete elimination of pickleball in CVE.

The Board unanimously approved a communication to the member reminding them that a great deal of time had been spent in 2023 by the Board in working with all constituents in the community (both pro and con regarding pickleball) to arrive at compromise policies regarding pickleball. New rules of use were published in July 2023, and have been posted at the courts. This Board advised the member who sent in the request that there is no current intent of revising any policies relating to Pickleball at this time, or for putting such matters to a vote of the members.

Treasurers Report:

Cash as of March 28, 2024

HOA Operating Accounts	\$ 130,350	Marina Account	\$ 16,454
HOA CDs	<u>\$ 188,016</u>	Marina CDs	<u>\$ 51,270</u>
Total HOA Cash:	\$ 318,366	Total Marina Cash:	\$ 67,725
Total HOA & Marina Cash:	<u>\$ 386,091</u>		

HOA Cash increased approx \$56,652 since the end of February. Annual dues payments totaling \$52,650 were received in March. Two architectural review fees were received totaling \$1,550. The HOA certificates of deposits (CDs) interest paid \$267 in March.

Marina Cash increased approximately \$5,005 since the end of February. Marina annual fees were received totaling \$9,450 in March. The Marina CD interest paid \$175 in March.

Note that Marina permit fee and air lease expenses (\$4,853 total) were paid by the HOA accounts in January (and recorded as Marina expenses accordingly) but the reimbursement of HOA funds from Marina accounts was not posted until March 3. This accounts for the difference between HOA and Marina net income and the monthly change in cash. No other changes occurred to balance sheet accounts.

March Activity - Income and Expenses

HOA Expenses were \$2,429 in March. The major expenditures were annual meeting room rental (\$650), Accounting (\$627), and Landscape Maintenance Contract (cleaning sidewalks - \$434).

Marina Expenses were approx. \$18 since end of February. The only expense was PUD payment (\$18).

HOA Annual Dues	\$ 52,650	Marina Annual Fees	\$ 9,450
HOA Interest (Bank)	\$ 4	Marina Interest (Bank)	\$ 6
HOA CD Interest*	\$ -287	Marina CD Interest*	\$ 736
Architectural Review Fees	\$ 1,550	Marina Income	<u>\$ 10,192</u>
HOA Income (total)	<u>\$ 53,917</u>		
Annual Meeting (Room)	\$ 650	Marina – other	\$ 18
Accounting/Business Expense	\$ 627	Marina Expense	<u>\$ 18</u>
Architectural Review Expense	\$ 20		
Landscape Maintenance Contract	\$ 434		
Landscape Water	\$ 191		
Pool Water/Sewer/Garbage	\$ 374	Total Net Income – Marina	<u>\$ 10,174</u>
Pool electric	\$ 133		
HOA Expenses (total)	<u>\$ 2,429</u>		
Total Net Income - HOA	<u>\$ 51,488</u>		

* Includes adjustment of Marina CD 3279 interest payment \$554 credited to HOA CD interest balance on 11/21/2023.

Fifty four (54 of 122) HOA annual dues payments have been received so far. Twenty seven (27 of 60) of the marina annual fees have been received. The Association annual federal tax returns were signed and submitted in March.

Landscape Committee (MaryAnn Comiskey, Chair): Arts Edges to Hedges is preparing for the spring weed control work and is in the process of starting up the irrigation systems.

Social Committee (Betsy Metzger, Chair). The annual Social event, following the Annual Meeting on June 1, will be held at the Upper Pool. Details regarding the event will be released soon.

Facilities Committee: (Tim Sullivan Acting Chair). Tim reported that he received Access Cards and Mailbox Keys from Lot #6, whose home recently sold. These will be re-issued to new owners when requested. He stated that he replaced 2 mail keys for Lot #109. Tim also reported that he will turn on the water at the upper pool the week of April 8, and plans to pressure wash pool decks after Henegens completes servicing the pools on April 26th. Both pool area decks will be flood coated with GemSeal 700 after pressure washing. All pool deck work will be completed before Pool reopening on May 10. Tim also stated that he will get an estimate for new rope for the swim area.

Pools (Mikaila Harberd, Chair). Henegen's will be servicing the pools on April 26. Pool Opening is scheduled for May 10. New signage is in work to comply with Dept of Health requirements. All pool users must have access to a cell phone in the event of emergency. Hardline pool phones will be disconnected.

Marina Report: (John Pembroke, Chair): John reported there are no boats moored in the Marina. The lake elevation is 1089.7. This is up .3 feet from last month and 4.2 feet higher than last April. The lake temperature is 49.8 degrees which is 6.6 degrees warmer than last month. The marina water will be turned on the week of 4/8. Volunteers are needed to pressure wash the docks.

All boat registrations expire each year on June 30th. A copy of Marina member's 2025 registration is needed prior to expiration. This is to verify that all boats moored in the marina belong to a CVE resident. Registration can be renewed on-line at any time. Thank you in advance for providing this early in the season.

We get boat insurance renewal notices from most insurance companies if CVE is a named insured.

Beach clean-up is scheduled for April 13th. Cleanup is put on by Keep It Blue – Lake Chelan and Lake Chelan Research Institute will take place on Saturday, April 13th. Volunteers are needed. We will be meeting at the City Marina Parking lot at 9:30. We will have a team that starts about 10AM at our marina and work down lake to Chelan Hills. Please email John at cvehoamarina@gmail.com if you would like to volunteer. Please bring gloves and reusable bags. Here is the link with all the important information.
<https://lakechelanresearchinstitute.com/restore-the-shore/>

ADC: (Carolyn Cockrum, Chair). Carolyn reported the following-

- ADC received paint chips and sent approval letter of Lot #46 paint colors.
- Lot #50 application was received and sent to Thomas Walker for review. The review was completed and a letter was sent to the Homeowner enumerating changes required.
- Lot #9 sent in an application for exterior project a few days ago, this is on review.

- Lot #73 Sent an exterior project application which was reviewed and approved.
- Lot #102 The homeowner provided a letter outlining progress on the Board's conditions for approval, notably Height confirmation remains incomplete. No variance for height will be granted.
- Lot #107 was sent a summary of Thomas Walkers findings, the owner indicates a new PDF is coming soon.
- Lot #92 sent in revised paint colors which were approved and the owner has been advised.

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

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

Website: (Carolyn Anderson, Chair): No Report

Special Topics and Follow-up

- **HOA Annual Meeting Mailing:** Status and Update
- **Highway 150 Project:** No new information.
- **Storm Water pond Maintenance:** No New information.
- **Election Committee (Greg):** e-Ballot test ballot results and plans for Annual Meeting
- **Pool Phone follow-up:** New signage at the pools is in work as noted above.
- **Board Policy regarding Member personal email usage:** During the e-Ballot test balloting, Tim mistakenly sent an email to all HOA members with their personal email addresses registered in the "To" line, instead of the "BCC" line. This enabled everyone on the distribution to have access to each member's private email information. The Board has an established policy to protect owner personally identifiable information such as personal emails. This information breach while unfortunate, was an honest mistake, and Tim has provided profound apologies. He will be reiterating the Board's policy and his apology in person, at the annual meeting on June 1.

Executive Session (commenced 9:45 am):

- **Hillside Erosion Status:** Discussion
- **June 1st Annual Meeting & Potential Board Candidates:** Discussion
- **Home application:** A letter was received from an owner's attorney regarding their designer's response to the latest consulting Architects report outlining non-compliance areas. The Board discussed requirements for the project to be approved which will be outlined in a letter to the owner regarding conditional approval.

Reconvening and Adjournment: Meeting adjourned at 10:20 a.m.

Next Meeting: Tuesday, May 7, 2024, via GoToMeeting #118-502-061 at 9 a.m. PDT

Respectfully Submitted,
Lynn Cockrum CVE Board Secretary
April 9, 2024