

CVE HOA Board Meeting Minutes

May 8, 2024

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

Agenda Items in BLUE below.

The meeting was called to order by Brent Morrison at 8:58 a.m. Pacific Daylight Time on GoToMeeting.

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

April 2024 Board Minutes and Addendum: These minutes as amended were approved via unanimous email vote subsequent to the March meeting and posted to the website. Tim Sullivan resigned subsequent to the April meeting, and Brent was elected Interim President to serve until June 1.

Other unanimous email Approvals: Board approved the home plans for Lot #50, and the refund of construction deposit for Lot #117. The Board also conditionally approved the plans for Lot #114, with the owners agreeing to satisfy the conditions outlined in the Board's letter.

Homeowner Input: None.

Treasurers Report: Greg reported the following.

Cash as of April 26, 2024

HOA Operating Accounts	\$ 167,658	Marina Account	\$ 23,473
HOA CDs	\$ 189,016	Marina CDs	\$ 51,270
Total HOA Cash:	\$ 356,674	Total Marina Cash:	\$ 74,743
Total HOA & Marina Cash:	<u>\$ 431,418</u>		

HOA Cash increased approximately \$38,308 since the end of March. Annual dues payments totaling \$36,075 were received in April. Two construction bond deposits were received totaling \$8,000, resulting in a balance of \$66,000 (liability). The HOA certificates of deposits (CDs) interest paid \$1,000 in April.

Marina Cash increased approximately \$7,018 since the end of March. Marina annual fees were received totaling \$7,000 in April. No other changes to balance sheet accounts.

April Activity - Income and Expenses

HOA Expenses were \$6,755 in April. The major expenditures were Landscape Maintenance Contract (\$1,777), and Pool Projects (patio surface repair and pool depth marker replacement - \$2,446).

Marina Expenses were approx. \$17 since end of March. The only expense was PUD payment (\$17).

HOA Annual Dues	\$ 36,075	Marina Annual Fees	\$ 7,000
HOA Interest (Bank)	\$ 6	Marina Interest (Bank)	\$ 18
HOA CD Interest	\$ 1,000	Marina Income	<u>\$ 7,018</u>
HOA Income (total)	<u>\$ 37,081</u>		
Accounting/Business Expense	\$ 550	Marina – other	\$ 17
Landscape Maintenance Contract	\$ 1,777	Marina Expense	<u>\$ 17</u>
Landscape Water	\$ 191		
Pool Water/Sewer/Garbage	\$ 374		
Pool Project (patio surface, depth mark)	\$ 2,446	Total Net Income – Marina	<u>\$ 7,001</u>
Pool electric	\$ 120		
Swim Area (new float rope)	\$ 603		
Facilities (keys & gate cards)	\$ 35		
Fire & Weed Abatement (weed spray)	\$ 660		
HOA Expenses (total)	<u>\$ 6,755</u>		
Total Net Income - HOA	<u>\$ 30,326</u>		

As of April 30th, Evergreen Accounting has received HOA annual dues payments from 102 of 122 homeowners. This is the identical status at this time in 2023. They have also received annual marina fees from 47 of 60 slip owners. Reminder notices have been sent to the twenty late-payment homeowners.

Brent made a motion, seconded by Lynn, to approve Treasurers report which was approved unanimously.

Landscape Committee (MaryAnn Comiskey, Chair): Nothing to Report. Arts is installing a shut-off valve for irrigation. MaryAnn has expressed interest in more trees and sound buffer vegetation at the sports courts. No further information has been provided to date.

Social Committee (Betsy Metzger, Chair): Nothing to Report.

Facilities Committee: Brent Morrison Acting Chair. Brent reported the pool decks have been pressure washed and resealed. He was assisted by Ken Egeck. Many thanks to both for their work in handling this. Ken also repaired the drinking fountain at the sports court.

Pools (Mikaila Harberd, Chair). Mikaila reported the pools will be ready for opening on May 10.

Marina Report: (John Pembroke, Chair): Lynn Cockrum joined the Marina Committee in April. John Pembroke reported the following-

General

There is one boat moored in the Marina. The lake's elevation is 1090.8. This is up 1.1 feet since last month and .6 feet higher than last May. The lake filled slower this April than last year most likely due to the higher level during the winter. The lake temperature is 53.4 which is 3.6 degrees warmer than last month.

Maintenance

The marina water is on. The fire system has also been filled. E dock has been pressure washed, the others have been hosed. Pressure washing may be needed on A/B and C/D.

A few face boards have popped, and some dock panels have either missing or loose fasteners. These will be tightened and replaced as time allows. Transpac will be contacted about the face boards. This has been an on-going issue.

Registration and Insurance

All boat registrations expire each year on June 30th. A copy of your 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.

ADC: (Carolyn Cockrum, Chair). Carolyn included the following new project information in her report.

Lot #120: Board responded to owner regarding next steps for their conditional approval.

Lot #107: ADC conducted the site visit with a Board member and sent a summary to the owner.

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

Fire Safety and Weed Abatement (Carolyn Cockrum, Chair). Carolyn sent the Board an email that a request has been submitted for the County to do a drive by and assess compliance.

Website: (Carolyn Anderson, Chair): No Report

Special Topics and Follow-up

- **HOA Annual Meeting Mailing:** Status and Update
 - Board discussed the upcoming physical mailing and emailing of information to owners. This information will be sent on or about May 16. A few paper copies will be available at the meeting.
- **Election Procedure:** Discussion
 - Electronic voting by e-Ballot IS THE ONLY election method this year. Ballots will be released on May 17 at noon. Only members who have paid dues are eligible to vote.

- **Highway 150 Project:** Discussion
 - No new information has been provided by the City.

- **Lot #120 Conditional Approval Status**
 - The owner sent in a request for the Board to finalize their approval, which was provided under certain conditions related to storm water and house height. The owner will be sent a letter advising them that their plans are approved assuming they send us a revised plan reflecting 29'4" height.

- **Request by owner to use Marina and Pool Parking Lots**
 - An owner notified the Board they are hosting a wedding reception starting at 6pm on September 14th and intend to use the Marina and lower Pool parking lot that evening. An email will be sent to the owner advising them to clearly identify two spots in each lot which are to be reserved for member use (i.e. not for wedding use).

Adjournment: Meeting adjourned at 11:00 a.m.

Next Meeting: Tuesday, July 9, 2024, via GoToMeeting #118-502-061 at 9 a.m. PDT at a place of the new Board's choosing.

Respectfully Submitted,
Lynn Cockrum CVE Board Secretary
May 8, 2024