

CVE HOA Board Meeting Minutes

August 8, 2024

Board members attending included Lynn Cockrum, Dan Hodge and Jeep Carpenter.

The meeting was called to order by Lynn Cockrum at approximately 9:00 a.m. Pacific Daylight Time on August 8, 2024.

Lynn confirmed that there were no individuals attempting to access the meeting through “GoTo Meeting”.

Agenda Items:

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

July 12, 2024 Minutes: Attached as **Exhibit A** is a copy of the Minutes of the July 12, 2024 meeting which were, upon motion and duly seconded, approved.

Treasurer’s Report: Dan reported that the total cash for the HOA accounts was \$377,276 and for the marina account was \$79,512. See copy of Dan’s July 26, 2024 Treasurer’s Report attached as **Exhibit B**.

In addition, Dan did indicate that he would like to see a comparison of the budget versus year-to-date, which would contain information important to the HOA. In addition, this would provide a statement of activity for each and every month. Dan suggested we have two separate accounts – one for the HOA and one for the marina. Dan will follow up for the next meeting and provide more detail for the two separate most likely money market accounts.

Motion to accept the Treasurer’s Report was made, seconded, and approved unanimously.

Further, as discussed last meeting, the Association’s bank, Cashmere Valley Bank, wanted to make sure it had the information relating to who was authorized to sign on the Association’s accounts. Dan then presented a motion in writing, a copy of which is attached as **Exhibit C**, to approve that all current board members, namely Lynn Cockran, Dan Hodge, and G. Paul (Jeep) Carpenter would be authorized with full authority to sign on all accounts at Cashmere Valley Bank. Likewise, as reflected in Dan’s written motion, past board members, namely Brent Morrison, Craig Feist, and Tricia Best be removed as authorized signers on all accounts in that they no longer serve on the CVE Estates HOA board. Upon motion, duly seconded, Dan’s written motion was approved unanimously.

Lake Swim Area: Lynn commented upon the swim area deck on the lake. It was agreed that work was needed on the platform in that the lumber had become very rough. We may merely put Trex on top of the existing lumber, although it was indicated that Trex can get quick warm. More information needs to be obtained.

Social Report: Attached as **Exhibit D** is a copy of a report from the social committee.

Facilities Report: Attached as **Exhibit E** is a copy of the facilities report.

Landscape Report: Lynn reported that we were expecting a request and/or quote to do some planting around the tennis court. As of the time of the meeting, the request has not been made. The board is expecting a proposal to add additional trees up in the sport court, tennis court and/or upper pool area, as well as planting shrubs along the south fence of the tennis court to help with noise and the visual of the facility. Maryann Comiskey indicated in her report that she was working with Emerald Nursery in Quincy regarding shrubs and would be recommending different shrubs and putting together a cost estimate by early fall. (See report **Exhibit F**)

A discussion was held as to a semi and trailer rig displacing rocks and/or damaging the median in the lower part of the development. Insignificant damage occurred and most likely no action will be taken.

Marina Report: Nothing new to report from the marina other than, as indicated in the facilities report, the lock had failed and is being replaced.

ADC Note/Update: See attached **Exhibit G** a copy of the current ADC note/update as of August 5, 2024. Lynn reported on a few of the projects being completed within the HOA.

Fire & Safety: Attached as **Exhibit H** is a fire safety and weed abatement report updating information as of August 2024.

Miscellaneous:

- There was a brief discussion regarding the shielding of propane tanks. Lynn reported that the information was close to being ready to publish and/or post.
- A discussion took place regarding whether or not we needed to obtain deposits from landscape contractors as we do from general contractors building and/or remodeling homes. It was decided for now that we would leave things as they were with the understanding that we may revisit the issues in the future.

- Dan raised the issue that we should reach out to the members of the association to obtain two more board members. Dan and Lynn indicated that Karen Pembroke and Dave Collin may be interested. Dan and Lynn will follow up with that.
- Lynn indicated that Jeep needed to contact Carolyn Anderson, handing the website for the association, and update it with current information. Jeep indicated he would do that shortly.

Adjournment: Meeting adjourned at approximately 10:00 a.m.

Next Meeting: September 17, 2024, at 8:30 a.m. to be held at Jeep's residence.

Respectfully Submitted,
Jeep Carpenter, CVE Board Secretary
August 14, 2024