

CVE HOA Board Meeting Minutes

September 17, 2024

Board members attending included Lynn Cockrum and Dan Hodge, personally, and Jeep Carpenter attended via telephone.

The meeting was called to order by Lynn Cockrum at approximately 9:10 a.m. Pacific Daylight Time on September 17, 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.

August 8, 2024 Minutes: A motion was made, seconded, and unanimously approved to approve the Minutes of the Board’s August 8, 2024 meeting.

Treasurer’s Report: Dan reported that the total cash for the HOA accounts was \$371,034 and designated as marina funds was the sum of \$80,025. Dan reported that while the accounts reflected approximately \$6,000 less than last month, everything seemed to be on track and consistent with what the expenses of the organization were for last year. A significant portion of the HOA funds were placed in CD’s. Four of the CD’s will mature on or about October 25, 2024. It was agreed that Dan should renew or purchase new CD’s, staggering the maturity dates which would allow the continuation of good interest rates as well as ensuring funds would continue to be available to pay expenses.

In addition, Dan indicated, as he had previously, that he believes we should open a separate account for the marina funds and use said funds to pay any and all bills associated with the marina. Presently, a portion of the HOA account is earmarked for marina. However, again, Dan thought it would be a good idea and all Board members agreed to separate those funds by opening a separate account from the general funds. Dan will look into this for next months’ meeting.

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

Pools Report: Lynn reported that both pools (upper and lower) would be closed on October 5, 2025.

Lake Swim Area: Lynn updated the Board on the improvements that will need and/or should be made to the swim platform. As indicated last meeting, the swim area deck on the lake is in need of repair. Lynn reported that paint does not work and/or last and new materials will need to be installed. Dan guesstimated that we’ll probably need between \$20,000-\$25,000 to complete this project sometime next spring.

Social Committee: The social committee scheduled a social event at Bivouac Winery’s tasting room from 5:00-7:00 p.m. on October 2, 2024.

Landscape Report: No change from last month.

Facilities Report: Greg Feist reported that a digital code lock was installed at the marina. Access card and mail keys were issued to lots 51 and 71. Contractor filled the asphalt cracks in the 4 parking lots.

Marina Report: There are 27 boats in the Marina. The lake elevation is 1098.5. The temperature at Riverwalk Park is 70.6 degrees. The lake is half a foot lower than last year at this time and the same temperature. Transpac will have a crew here in the next week or so to fix the face boards.

ADC Note/Update: Lynn shared details of the ADC report and details are available upon request.

Fire & Safety: No changes from last month.

Department of Ecology Storm and Wastewater: Lynn brought the Board up to speed on the issue with the Department of Ecology Storm and Wastewater system. As reported during previous meetings, Brent Morrison has been working with the Department of Ecology and/or City of Chelan with regard to the development's stormwater facilities. Nothing new to report at this time. Lynn reported that most likely nothing would happen until next spring.

Water Meter Related to Marina Parking Lot and Marina: Lynn reported that he, together with Ken Egeck and John Pembroke, met with representatives from the City of Chelan regarding the water meter and/or water service for the marina and the marina parking lot. There appears to be a question of whether or not the meter is actually capturing any information with regard to water being used at the marina. Lynn reported that we may need to include some funds in our 2025 budget to pay for work and/or the replacement of the current water meter. The employee of the City of Chelan responsible for the issue is apparently on leave due to an illness and, accordingly, nothing will likely happen until sometime next spring.

With regard to the meter, Lynn reported that there apparently is currently a meter the developer of the plat installed for watering vegetation in common areas. Apparently this meter is not being used nor monitored nor serviced and a question is whether or not it should be removed. Based upon conversations with the City, it appears as if the HOA could sell this meter to an owner of a lot for use, or perhaps this meter could be used in place of the current meter designated for the marina if, in fact, the meter near the marina would have to be removed or repaired. Again, further discussion involving this issue indicated that this would be an issue to be reviewed sometime next spring.

Newsletter Fall 2024: Lynn prepared and disseminated a draft of the HOA's newsletter for this fall. As is reflected in the newsletter, the members will be reminded that the Board is looking for new members for 2025 and that the Board is currently working on the 2025 budget and if anyone has any questions they should contact a board member at their convenience.

2025 Budget: Dan has been working on the HOA's budget for 2025. He provided a draft for review and discussion. Briefly, and by way of summary, the Board may be looking to include a 3% escalation for expenses. Although, as of right now, the association dues are projected to remain the same. In addition, Dan indicated that interest rates on CDs may decrease slightly. As to expenses, the Board discussed items and/or expenses that it could anticipate being presented over the next

couple of months, which, by way of summary, would include, but not be limited to:

- Replacement of pool furniture at both pools. Mikayla Harberd, chairman of the pool committee, has already requested funds in this regard.
- Heat pump for the lower pool will most likely need to be replaced.
- Both pool houses (both pools) will most likely need to be repainted and perhaps it makes sense to do one next year and another the following year.
- Likewise, as indicated above, the lake swim deck will need to be repaired and/or redone at a cost of somewhere between \$20,000-\$25,000. This will most likely be done next spring.

Dan will continue to work on the budget and categorize expenses as “wants” and “necessities”. Dan did report that it does appear that we could see a deficit of around \$9,000 for 2025 and, as a result, the Board may need to consider a nominal increase in HOA dues for 2025.

New Board Members: Lynn and Dan indicated that the Board should continue to consider trying to obtain two additional Board members. This is something the current Board will continue to work on.

New Business/Miscellaneous:

- Dan reported that he had recently discussed with a representative of the city the possibility of installing security cameras on the two main roads of the development. This would be for safety and security and Dan is requesting information on the cost to install and monitor the cameras by the Sheriff’s Department. It may be something to consider also for the marina.

Next Meeting: October 15, 2024, at 9:00 a.m. to be held at Jeep’s residence.

Adjournment: Meeting adjourned at approximately 10:35 a.m.

Respectfully Submitted,
Jeep Carpenter, CVE Board Secretary