

# CVE HOA Board Meeting Minutes

## October 15, 2024

All board members attended with Dan Hodge and Jeep Carpenter appearing personally and Lynn Cockrum attended via telephone.

The meeting was called to order by Lynn Cockrum at approximately 9:00 a.m. Pacific Daylight Time on October 15, 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.

**September 17, 2024 Minutes:** Jeep was having some issues with his computer and indicated he did not have the Minutes from the September 17, 2024 meeting in final form. He indicated he should be able to email Lynn and Dan those Minutes next week for “electronic approval”.

**Treasurer’s Report:** Dan reported that the total cash for the HOA accounts was \$367,112.83 and designated as marina funds was the sum of \$68,719.00. Dan indicated that everything appeared to be in line with the budget he was working on, that he had paid a contractor who “filled in the cracks” in the parking lots, and that he had paid the Errors & Omissions insurance for Board members.

Dan further indicated, as he had last month, that four CDs, three relating to HOA funds and the fourth relating to funds designated for the marina, were coming due later in the month of October and he indicated that he intended to renew and/or replace these CDs and perhaps purchase an additional CD with HOA funds, staggering the maturity dates, which would allow us to continue to earn CD rates of interest (a little less than last year) and ensure funds would continue to be available to pay current expenses. A motion was made and seconded and unanimously approved approving Dan’s plans relating to the renewal, replacement, and/or purchase of these CDs. In addition, a motion was made, seconded and unanimously approved approving the Treasurer’s report.

**Pools Report:** Nothing new to report on the pools, other than both pools were closed down and the pool houses had both been “winterized”.

**Social Committee:** Lynn reported that the social event at Bivouac Cellars winery on October 2 had been a success. He indicated somewhere between 25 and 30 people attended and it was a nice event. Lynn will send a “thank you” to the social committee.

**Landscape Report:** Nothing new to report.

**Facilities Report:** Lynn reported that Mark Roberts and John Metzger had painted the upper pool

shelters and thank you notes should be sent to those individuals.

**Marina Report:** Nothing new to report on the marina except that the marina gate still needs to be repaired.

**ADC/Update:** Lynn reported on new construction within the development, which included a discussion relating to some confusion with the City of Chelan relating to height restrictions of homes being built within the development. In addition, Lynn updated the Board relating to other issues and information regarding new construction. Specific information can be made available upon request.

**Fire & Safety:** Lynn reported that trees need to be removed on Lots 37, 47 and 15 of the plat. No other changes to last month's report.

**Website:** Lynn indicated that we needed to reimburse Carolyn Anderson for some updates made to our website. Dan indicated there have been some sales and the "member list" should be updated.

**2025 Budget:** Dan reported that he continues to work on the 2025 budget. Dan reported that expenses he expected for next year would include repair of the marina gate and replacement of life rings, which will come from what is now designated as the marina fund. This should not exceed \$1,000 expense.

Lynn indicated that, based on conversations he had with a representative of the City of Chelan, that the City does not expect any significant impact to the entry to the Crystal View Estates plat. As such, we may be in a position next year to move forward with completing the landscaping that has been approved at the entrance of the development. Lynn indicated he would send the landscape committee a note requesting it to obtain bids to move forward with the improvements. This would be a significant budget item and he would expect an expense, which has already been earmarked at around \$20,000. In addition, Lynn reported, as before, that he expects to receive a request to do additional plantings around the sport court at an expense of around \$10,000. Dan will continue to work on the budget and fine tuning it.

**New Business/Miscellaneous:** There was no new business.

**Next Meeting:** November 12, 2024, at 9:00 a.m. Pacific Standard Time at Dan's home

**Adjournment:** Meeting adjourned at approximately 9:45 a.m.

Respectfully Submitted,  
Jeep Carpenter, CVE Board Secretary  
10/22/2024