

CVE HOA Board Meeting Minutes

January 14, 2025

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

The meeting was called to order by Lynn Cockrum at approximately 9:00 a.m. Pacific Standard Time on January 14, 2025.

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.

November 12, 2024 Minutes: A motion was made, seconded, and unanimously approved to approve the Minutes of the Board's November 12, 2024 Minutes.

Treasurer's Report: In that there was no meeting held in December 2024, Dan presented a Treasurer's Report, one dated November 28, 2024, a copy of which is marked **Exhibit A**, and another one dated December 27, 2024, a copy of which is marked **Exhibit B**. Dan indicated that this time of year things are somewhat slow and therefore not a lot of activity regarding payments and obligations. Both reports were approved by the Board, which appear to accurately reflect the financial position of the HOA and Marina. More detailed reports are available upon request.

Further, the Board confirmed its decision to maintain dues at the current rates in 2025 for both the HOA and Marina. Therefore, annual HOA dues would remain at \$975 and annual marina dues at \$350.

Further, Dan indicated that he was ready to send out invoices to Members for dues and suggested that we provide an option to pay electronically. Dan has been working with Evergreen Accounting to try to provide the option to pay dues electronically. Dan will report back to the Board next meeting. Members would, regardless, retain the option to pay dues via check.

Pools Report: Nothing new to report.

Social Committee: Nothing new to report.

Landscape Committee: Nothing new to report.

Facilities Report: Nothing new to report.

Marina Report: Nothing new to report.

ADC/Update: Lynn reported there wasn't anything in addition to report since the November 12, 2024 meeting.

Fire & Safety: See report under ADC above.

Website: Nothing new to report.

Newsletter: Lynn reported that he was ready to send out an annual newsletter to members. However, he needs to amend the draft to explain the possibility of payment being made electronically. Lynn's newsletter with the revision was approved unanimously.

Additional Board Members: A discussion ensued relating, again, to trying to encourage members and/or residents of Crystal View Estates to participate in becoming members of the Board of Directors.

New Business/Miscellaneous: Lynn reported that a trailer had been stolen. Following up on a discussion from a previous meeting, the Board discussed, again, the possibility of installing cameras at each entrance to the community. Dan has discussed with a local vendor the possibility of installing cameras and will attempt to arrange for a possible demonstration in the near future.

Annual Meeting/Voting for New Board Members: Lynn reported that he had reserved the Park Room at Campbell's Resort for the annual meeting, which will take place on Saturday, June 7, 2025 at 10:00 a.m. The cost is \$560. This is a room we have used for the last several years.

Greg Feist has been working on providing ballots relating to the election of board members through a Google platform. Greg will attend the next board meeting to explain the process.

Next Meeting: The next meeting was scheduled for February 11, 2025 at 9:00 a.m. Pacific Standard Time at either Jeep or Dan's residence.

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

Respectfully Submitted,
Jeep Carpenter, CVE Board Secretary
01/14/2025

**Crystal View Estates HOA
Treasurer's Report
November 28, 2024**

Crystal View Estates HOA Board,

The Treasurer's Report as of November 28, 2024, is based on the CVEHOA Balance Sheet as of November 28, 2024; the Profit & Loss for the Fiscal Year through November 28, 2024 and the Statement of Activity (Detail Transaction List) for the period October 29 – November 28, 2024. These detailed reports are available upon request. Based on my review the reports appear to accurately reflect the financial position of Crystal View Estates HOA.

Statement of Financial Position (Balance Sheet)

The Balance Sheet shows our Assets and Liabilities.

CVEHOA Operating accounts (Checking and Savings)	= \$ 36,278.64
HOA CD's	= <u>\$294,638.51</u>
Total HOA Cash	= \$330,917.15

HOA cash is down \$6,120.68 from last month due to payments for Landscape maintenance, pool water/sewer/Garbage/Electric, Snow Removal Contract and Weed control.

Marina Operating account	= \$16,139.37
Marina CD	= <u>\$52,786.65</u>
Total Marina Cash	= \$68,926.02

Marina cash is down \$24.54 from last month due to PUD expenses.

Current Liabilities (Bond Security Deposits)	= \$68,000
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Budget vs. Actual FYTD (Profit and Loss)

HOA Operations

The FYTD Profit and Loss shows HOA Income of \$119,050; Other Income of \$13,410.90 for Total Income of \$132,460.90. HOA expenses of \$78,729.97. Net Operating Income of \$53,730.93; \$63,495.93 more than budget.

Marina Operations

The FYTD Profit and Loss shows Marina income of \$24,011.61; Marina Expenses of \$16,669.36 with Net Income of \$7,342.25; \$1047.25 more than budget.

Additional Comments

- All HOA dues payments have been received.
- Harvest Valley Pest was paid \$1375 on October 31, 2024 for weed abatement.
- All other expenses were consistent with the approved Budget.
- One 3 month HOA CD is scheduled to mature on 12/4/24 and will be renewed.

Respectfully submitted,
Dan Hodge

EXHIBIT A

**Crystal View Estates HOA
Treasurer's Report
December 27, 2024**

Crystal View Estates HOA Board,

The Treasurer's Report as of December 27, 2024, is based on the CVEHOA Balance Sheet as of December 27, 2024; the Profit & Loss for the Fiscal Year through December 27, 2024 and the Statement of Activity (Detail Transaction List) for the period November 29 – December 27, 2024. These detailed reports are available upon request. Based on my review the reports appear to accurately reflect the financial position of Crystal View Estates HOA.

Statement of Financial Position (Balance Sheet)

The Balance Sheet shows our Assets and Liabilities.

CVEHOA Operating accounts (Checking and Savings)	= \$ 30,879.38
HOA CD's	= <u>\$295,768.07</u>
Total HOA Cash	= \$326,647.45

HOA cash (Checking and Savings) is down \$5399.26 from last month due to payments for Construction Bond reimbursement (\$4000), Landscape maintenance, and pool water/sewer/Garbage/Electric.

Marina Operating account	= \$16,135.98
Marina CD	= <u>\$52,786.65</u>
Total Marina Cash	= \$68,922.63

Marina cash is down \$3.39 from last month due to PUD expenses.

Current Liabilities (Bond Security Deposits)	= \$64,000
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Liabilities are down \$4000 due to Eckert Construction bond reimbursement.

Budget vs. Actual FYTD (Profit and Loss)

HOA Operations

The FYTD Profit and Loss shows HOA Income of \$119,050; Other Income of \$14,541.84 for Total Income of \$133,591.84. HOA expenses of \$80,130.61. Net Operating Income of \$53,461.23; \$63,226.23 more than budget.

Marina Operations

The FYTD Profit and Loss shows Marina income of \$24,027.87; Marina Expenses of \$16,688.51 with Net Income of \$7,338.86; \$1043.86 more than budget.

Additional Comments

- All HOA dues payments have been received.
- \$4000 Construction Bond was returned to Eckert Construction on 12/5/24.

Respectfully submitted,
Dan Hodge

EXHIBIT B