

# CVE HOA Board Meeting Minutes

## April 8, 2025

All board members attended with Dan Hodge, Jeep Carpenter, and Dave Cullen appearing personally in the home of Dan Hodge and Lynn Cockrum attended via telephone. Also, Jim Walker and Rick Pfluger, Members of the Association, were in attendance attending the meeting in that they had expressed interest in filing for open board positions at the upcoming annual meeting.

The meeting was called to order by Lynn Cockrum at approximately 9:07 a.m. PDT on April 8, 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.

**March 11, 2025 Minutes:** Lynn pointed out the fact that Jeep, under the Pools Report, had indicated the sum of \$25,000 had been set aside for new furniture. In fact, the amount budgeted for the new furniture was \$5,000. Jeep indicated he would make the revision and with that revision a motion was made, seconded, and unanimously approved to approve the Minutes of the Board’s March 11, 2025 Minutes.

**Treasurer’s Report:** Dan submitted a copy of the Treasurer's Report dated March 31, 2025, a copy of which is marked **Exhibit A**. The total amount in the Association’s account was somewhat “up” in that Dan reported that 57 Members had paid their annual dues, as well as approximately one-half of the Members having marina slips had paid to-date. Further, Dan indicated that the sum of \$19,252 had been paid for the swim deck materials and he understood the materials would be delivered and ready to be incorporated into the swim dock sometime in May. Further, he had paid the DNR lease, as well as the associated marina lease with the City.

In addition, Dan confirmed that he had opened a second HOA savings account to use for cash management and the initial savings account of \$30,000 would be restricted and/or “held” as required by the DNR lease relating to the marina and agreed to during last month’s meeting.

Actual financials are available upon request.

A motion was made, seconded, and unanimously approved, approving the March Treasurer’s Report.

**Pools Report:** Lynn reported that sensors on both pools, as well as sensor heads on the lower pool, would be replaced. In addition, furniture had been ordered and should arrive prior to the Memorial Day weekend.

**Social Committee:** Lynn reported that Betsy had indicated she was planning events both on and off site for the Members. A social event had been scheduled to take place at the “upper pool” following the annual meeting which is scheduled for June 7.

**Landscape Committee:** As reported earlier, we had been waiting to complete landscaping at the entrance until the left-hand turn lane we understood would be placed on Highway 150. Lynn reported that the construction of the left-hand turn lane should not and would not affect our entrance way and that, as such, we could proceed to complete the landscaping we had budgeted a few years ago. Lynn indicated he talked to Mary Ann Comiskey and she indicated she could now proceed with putting in the new and additional landscaping at the entrance way. Further, Dan indicated that he was meeting with Mary Ann on the 10<sup>th</sup> to discuss landscaping that had been budgeted at the sports court hoping to minimize or reduce the noise some people had complained about coming from playing pickleball.

**Facilities Report:** Not much going on with the facilities committee at this time. Greg will be returning from the desert sometime next month and plans to proceed with installing the new material on the swim deck.

**Marina Report:** John indicated he would be pressure washing the decks on the dock and Dan indicated that the community had scheduled a clean up that included the area around our marina. Some members were participating in this event.

**ADC/Update:** Lynn sent an email report regarding ongoing projects and summarizing their status. Additional and/or more complete information can be provided upon request. With regard to one lot, namely Lot 109, Lynn reported that the project had been completed as agreed. As such, a motion was made, seconded and unanimously approved to return the \$4,000 construction deposit to the owner, Michael Penna, the owner of Lot 109.

Also, among other things, Lynn apprised the Board of issues with the retaining wall to be built on Lot 60 as the owners, Jim and Dana Linton, will be proceeding with building a new home within the near future. Lynn indicated he would be sending a letter to the Linton's scheduling a site visit within the very near future. Dan and Jeep indicated they could attend. Additional information with regard to the new construction can be obtained upon request.

**Fire & Safety:** Lynn indicated that Carolyn Anderson was putting together a letter relating to fire safety and weed control that would be included with materials sent to Members for the June annual meeting.

**Compliance:** Website – Lynn reported that information relating to Dave Cullen had been posted and therefore was up to date.

**New Business/Materials for Annual Meeting:** There was a discussion about materials to be sent to Members for the annual meeting. Dan is going to be on vacation during the month of May and will complete a Treasurer's Report to send to Members before he leaves. By way of summary, information that will be sent to the Members will include, without limitation, a notice of the meeting, treasurer's report, financial information, ballots relating to electing 3 board members, and most likely a survey relating to the use of the pickleball courts. With regard to new board members,

as reported previously, Dave Cullen was appointed by the Board in February to fill one of the 3 vacant board positions. He will need to run for a full term at the annual meeting. In addition, as indicated above, Jim Walker and Rick Pfluger had introduced interest in running for the Board. They have agreed to do and have agreed to submit their names regarding the election to two additional board positions. With Lynn "retiring" at the annual meeting, there will be 3 open positions. As of this date Dave Cullen, Jim Walker and Rick Pluger have indicated they will submit their names to run.

It was decided that the Board should meet at a special meeting before the end of April to review and ensure completion of the materials to be sent to Members for the annual meeting. It was agreed upon motion, seconded and unanimously approved to meet on April 24 at 9am at Dan's home so as to discuss and try to finalize the written materials to be sent to the members for the June 7 annual meeting. It was agreed that the Board would like to send the materials sometime around the 1<sup>st</sup> of May, 2025.

**Sports Court/Pickleball:** By way of summary, the Board authorized installing lines for a single pickleball court in 2018 on the tennis court. In 2023, the Board decided to increase the number of pickleball courts from one to four. Following the expansion, the Board received complaints from a group of 12-15 owners/members and the Board ultimately decided to reduce the use to two courts 3 days a week and only one court 7 days a week. Current rules are published in the CVE website. Initially, the Board attempted to lock up one of the nets during the day when only one court was allowed and it was quickly determined that this approach in managing the courts was not sustainable. An honor system to two courts/one court use was then adopted and the Board approved \$10,000 landscape budget to add materials around the south end of the court to help address comments regarding noise and visibility. It's difficult to "police" the use of only one pickleball court with two nets available and the Board feels the current rules may be too complex and perhaps could be simplified. As such, it was agreed to send out a new survey regarding pickleball use before officially considering the change of the existing rules.

**Next Meeting:** As indicated above, a special meeting has been scheduled for April 24 at 9am at Dan's home to finalize the written materials to be sent to members for the June 7 annual meeting and the next schedule Board meeting will then be held on May 17, 2025 at 9:00 a.m. Please note that this is not the second Tuesday of the month, but the reason for moving the date was because Dan would not be returning from his vacation until after the second Tuesday in May.

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

Respectfully Submitted,  
Jeep Carpenter, CVE Board Secretary  
04/08/2025

**Crystal View Estates HOA  
Treasurer's Report  
March 30, 2025**

**Crystal View Estates HOA Board,**

The Treasurer's Report as of March 30, 2025, is based on the CVEHOA Balance Sheet as of March 30, 2025; the Profit & Loss for the Fiscal Year through March 30, 2025 and the Statement of Activity (Detail Transaction List) for the period March 1 – 30, 2025. 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.	3/30/25	2/28/25
CVEHOA Operating accounts (Checking and Savings)	= \$165,145.91	\$ 94,136.80
HOA CDs	= \$188,961.95	\$239,056.60
Total HOA Cash	= \$354,107.86	\$333,193.40
HOA cash (Checking, Savings and CDs) is up \$71,009.11 from last month. (An explanation is below in the Additional Comments.)		
Marina Operating account	= \$24,451.52	\$15,635.92
Marina CD	= \$53,341.77	\$53,341.77
Total Marina Cash	= \$77,793.29	\$68,977.69
Marina cash is up \$8,815.60 from last month. (An explanation is below in the Additional Comments.)		
Current Liabilities (Bond Security Deposits)	= \$60,000	\$60,000

**Budget vs. Actual FYTD (Profit and Loss)**

**HOA Operations**

The FYTD Profit and Loss shows HOA Income of \$58,852.76; Other Income of \$3,277.76 (Interest) and Association Dues \$55,575. HOA expenses of \$23,418.53. The major expense was \$19,253.45 for material for the Swim dock resurfacing project. Net Operating Income of \$35,434.23.

**Marina Operations**

The FYTD Profit and Loss shows Marina income of \$10,145.30, Interest income \$345.30 and Maintenance Fees of \$9,800. Marina Expenses of \$4,919.42. Major expenses were the DNR lease \$4,350.52 and the Marina share of the City Air Lease \$512.90.

**Additional Comments**

- 2025 HOA dues invoices were sent out in mid-February. (57 dues payments and 28 Marina Maintenance fees have been received).
- A second HOA Savings account was opened to avoid the DNR reserve situation in the future. \$30,000 was left in the original savings for the reserve.
- Invoice statements are being sent out to members who have not paid by April 1<sup>st</sup>. Dues and Maintenance fees are delinquent on May 1<sup>st</sup>.

Respectfully submitted,  
Dan Hodge