

CVE HOA Board Meeting Minutes

May 17, 2025

All board members, Lynn Cockrum, Dan Hodge, Jeep Carpenter, and Dave Cullen appearing through "GoTo Meeting". The meeting was called to order by Lynn Cockrum at approximately 9:00 a.m. PDT on May 17, 2025.

Lynn confirmed that there were no other 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.

April 8, 2025 Minutes & April 24, 2025 Special Meeting: Jeep indicated that the Minutes for both the April 8, 2025 and Special Board Meeting Minutes for April 24, 2025 had not been completed and Jeep indicated he would circulate drafts for approval via email.

Treasurer's Report: Dan submitted a copy of the Treasurer's Report dated April 28, 2025, a copy of which is marked **Exhibit A**. Everything appeared to be in good shape. As of May 17, 2025 only two members had failed to pay dues and one member had failed to pay for their marina slip. Dan indicated he would follow up with these individuals and see if he could get dues paid within the next few days.

Actual financials are available upon request.

A motion was made, seconded, and unanimously approved, approving the April Treasurer's Report.

Pools Report: The pools were opened yesterday. Ken Egeck had pressure washed the deck and new furniture had been purchased.

Social Committee: No report. There will be a social at the upper pool following the annual meeting on June 7th.

Landscape Committee: Mary Ann Comiskey had reported she received a bid from Tony's Landscaping for completing landscaping to the entryway in the amount of \$32,000. The Board is hoping to reduce that bid to the amount of \$20,000.

Facilities Report: Ken Egeck and Greg Feist were working on the sport court lock. It will need to be repaired. Also, Greg indicated they were working on the surface preparation for the swim deck so as to be able to install the new deck surface. Hopefully that can be completed prior to the end of the month.

Marina Report: Nothing new other than the lock to the marina door will be replaced.

ADC/Update: Lynn reported that Dr. Eggert, owner of Lot 97, had accepted the Board's previous proposal and a refund would be submitted after some additional landscaping is completed.

The owners of Lot 60 have withdrawn their plans for a retaining wall and will resubmit within the very near future.

Additional information regarding the work with ADC can be obtained upon request.

Fire & Safety: Nothing new.

Compliance: Nothing new.

New Business/Materials for Annual Meeting: Notice of the annual meeting was mailed to all members on May 1, 2025. An additional copy of the meeting notice, agenda, accomplishments and treasurer's report were sent to all members via email on May 15, 2025. In addition, voting materials (VIOs and pickleball survey) were sent to all members via email on May 31, 2025.

Rick Plueger has indicated that instead of running for a position for the Board, he will become involved with the ADC. That means there will be two people running for two of the three open Board positions, namely Dave Cullen and Jim Walker.

Lynn will make sure to bring to the annual meeting sign-up sheets for people to consider joining various committees.

Lynn reported that there had been a request to extend the closing of the upper pool. It was discussed that perhaps the closing could be extended to sometime in October. This can be discussed later this summer.

Marina Water Meter: Lynn indicated he had a meeting scheduled with the City of Chelan regarding the marina water meter to determine what may need to be done regarding the water for the marina and the marina landscaping. Lynn indicated he would include Greg F., Ken E., and Dan H. in that meeting.

Next Meeting: The annual meeting is scheduled for June 7 at Campbells Inn at 10am. The next board meeting will be held July 8, 2025 at 9am. The location will be determined at a later time.

Adjournment: Meeting adjourned at approximately 9:40 a.m. PDT.

Respectfully Submitted,
Jeep Carpenter, CVE Board Secretary
05/17/2025

7:50 AM

04/29/25

Cash Basis

Crystal View Estates HOA
Balance Sheet
 As of April 28, 2025

	Apr 28, 25	Mar 31, 25
ASSETS		
Current Assets		
Checking/Savings		
1100 - Cashmere Valley Bank - CK 1032	70,331.61	37,649.24
1120 - Cashmere Vall Bk-Marina #1024	29,662.99	24,451.52
1150 - Cashmere Valley Bank Sav 8983	97,498.55	97,494.68
1160 - CVB DNR Reserve Sav #1032	30,978.20	30,001.99
1168 - CVB-Marina CD 3279	28,371.62	28,080.81
1169 - Cashmere Valley Bank - CD 3162	26,948.96	26,672.73
1173 - Cashmere Valley Bank - CD 6657	52,307.79	52,307.79
1174 - Cashmere Valley Bank - CD 0899	27,600.71	27,600.71
1175 - Cashmere Valley Bank - CD 0881	27,525.79	27,276.93
1179 - CVB Marina - CD 2215	25,260.96	25,260.96
1180 - Cashmere Valley Bank - CD 2207	55,386.69	55,386.69
Total Checking/Savings	471,893.87	432,184.05
Total Current Assets	471,893.87	432,184.05
Fixed Assets		
1800 - Fixed Assets		
1810 - Marina Area	519,000.00	519,000.00
1811 - New Marina Perm & Consult Fees	50,869.42	50,869.42
1812 - New Marina Construct. Expense	2,032,431.41	2,032,431.41
1820 - Pool Area	207,000.00	207,000.00
1825 - Pool #2, Tennis Court, Park	325,500.00	325,500.00
Total 1800 - Fixed Assets	3,134,800.83	3,134,800.83
Total Fixed Assets	3,134,800.83	3,134,800.83
TOTAL ASSETS	3,606,694.70	3,566,984.88
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
2550 - Bond Security Deposits	59,000.00	60,000.00
Total Other Current Liabilities	59,000.00	60,000.00
Total Current Liabilities	59,000.00	60,000.00
Total Liabilities	59,000.00	60,000.00

FOR INTERNAL USE ONLY

EXHIBIT A

7:50 AM

04/29/25

Cash Basis

Crystal View Estates HOA
Balance Sheet
As of April 28, 2025

	<u>Apr 28, 25</u>	<u>Mar 31, 25</u>
Equity		
3300 - Homeowners Equity	1,129,289.11	1,129,289.11
3901 - *Retained Earnings	2,336,752.76	2,336,752.76
Net Income	81,652.83	40,943.01
Total Equity	<u>3,547,694.70</u>	<u>3,506,984.88</u>
TOTAL LIABILITIES & EQUITY	<u>3,606,694.70</u>	<u>3,566,984.88</u>