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**Meeting ID 427-840-357**

**Tuesday, July 8, 2025 & Hodge Residence & GOTO MEETING (9:00 A.M. PDT Start Time)**

- o Call Meeting to Order Jeep
  - o Meeting Called to Order at 9:00 AM
  - o Board Members: Jeep Carpenter, Dan Hodge, Jim Walker, Dave Cullen and Lynn Cockrum (Past President) were present
- o Meeting Agenda Jeep
  - o June Meeting agenda approved
- o Homeowner Input Placeholder
  - o No additional correspondence since the June meeting
- o Approval of prior meeting minutes Jeep
  - o May CVE meeting minutes approved as presented by Jeep
- o Confirmation of New Board members Jeep
  - o Confirmed new Board members: Jim Walker and Dave Cullen
- o Election of Officers Jeep
  - o Selected Jeep Carpenter as President of the CVE Board
  - o Selected Dan Hodge as Treasurer for CVE Board
  - o Selected Dave Cullen as Secretary for CVE Board

**Committee Reports (9:45 A.M. Start Time)**

- o **Treasurers Report** Dan Hodge
  - o Treasurer's Report dated June 29, 2025. Dan submitted a balance sheet and year-to-date expenses to the Board. A copy of the June Treasurer's Report is attached. A complete Treasurer's Report will be available upon request.
  - o Bottom line: the association has about \$170,000 available in checking and savings.
  - o Expenses: All projects are within budget
    - \$12,623 deposit for Tony's Landscaping for the front entrance to CVE.
    - \$3,568 for the landscape work at the sports court area.

**Motion: To approve the Treasurer's Report as submitted. (Jeep C./ Jim W.) Approved**

- o Pools: Mikaila Harberd
  - o Lakeside Heating & Air has been scheduled to repair the heat pump at the upper pool.
  - o Pool Furniture: The board is looking into and requesting information to have the pool furniture be replaced. Jim will be contact Mikaila and work on securing a pool furniture proposal.
- o Social: Betsy Metzger
  - o No report for the July meeting
- o Landscape: Mary Ann Comiskey
  - o The Project at the Crystal View Entry is underway. Tony Mendoza is the contractor for the entry project.
  - o The Board wants to thank Mary Ann again for the plantings at the sports court. The project stayed within budget.
- o Facilities: Greg Feist

- Lynn reported the completion of the swim deck project. The Board discussed railing and a possible future project for the observation deck.
- Greg requested the purchase of a computer and software to manage the gate lock to the marina. The request was approved.
- Discussion on the current furniture at the swim deck on the new decking material. The cost would be about \$350 as part of the budgeted project.

**Motion: Motion to authorize 4 chairs for the swim deck. (Dan H./Jim W.) Approved**

- Recognized Phil & Greg for the painting of the basketball courts.
- o Marina: John Pembroke
  - Informed the Board buoy dislodged. John & Lynn did a temporary fix. Need to wait and see how the repair will hold up until a more permanent fix can be made.
- o ADC: Lynn Cockrum
  - Lynn reported to the Board the updates from the ongoing ADC report and presented new items to the Board
    - Lot #35 (Lund) The plans have been submitted and we are waiting for the architect review.
    - Lot #72 (Roe) Retain wall has been completed. ADC is waiting for application G for reimbursement. The ADC will then make a recommendation to the Board.
    - Lot #113 (Harris) The property sale has closed. A letter will go out to the new owners.
    - Lot #114 (Ort) The landscaping proposal was conditional approved by ADC.
- o Compliance: Board
  - A concern about parking compliance (Motorhome) was discussed (CC&R's- read more than 3-days)
  - The Board will be starting a CC&R review.
- o Fire Safety & Weed Abatement: Carolyn Cockrum
  - No report
  - The committee is in the process of scheduling community walk through
- o Website Carolyn Anderson
  - The Board is looking to update and will be reviewing the current website
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<b>Pending/Special Topics (10:15 A.M. Start Time)</b>
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- o FOLLOW-UP
  - o Lot #97 settlement of prohibited plants – Approved by the Board
    - Construction has been completed as per updated plan. The Board approved the refund for the Eggert's.
  - o Sport Court lock repaired – Status
    - Has been completed
  - o Request for later pool closing - Lynn suggested October 15- Decision?
    - The board discussed the request for a later pool closure. The Board has deferred the August meeting and is seeking member input.
  - o Swim Dock resurfacing - Status
    - The Dock resurfacing project has been completed. Discussion on railing and observation deck updating for future consideration.
  - o Entry Landscaping- \$25,246 approved need to confirm
    - The board was updated on the entry project by Tony's Landscaping and is underway.

**Motion: To trim the trees on the marina side of the road. (Jim W/Dan H.) — Approved**

- o Sport Court letters – Status and plans

- The Board discussed the sports court survey and the requests from membership. No action or recommendation at this time. The Board is still in the process of working on a plan.
- o Nelson letter regarding Arborvitae – Plan?
  - HOA developing a plan for addressing the concern. The board is in the process of determining the property line. Considering the plan for the 2026 budget item.
- o CVEHOA Board email
  - Discussion on CVEHOA Board receiving and sending email
- o CVEHOA Newsletter to members
  - Dan Hodge will be sending out a summer CVE Newsletter
- o City of Chelan water meter test and resolution.
  - The Board approved plan as submitted
  
- o FOR FUTURE AWARENES
  - o Storm Water Pond maintenance and weed removal. **Need DOE direction.**
  - o Marina Gate Lock replacement. Spring 2025. **Greg Feist-Facilities**
  - o Possible Sale of Waterview water meter- **Deferred**

Submitted by Dave Cullen

**NEXT BOARD MEETING: August**