



Virtual Meeting on GoTo Meeting  
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Meeting ID 427-840-357

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

- o Call Meeting to Order Jeep
  - o Meeting Called to Order at 9:05 AM
  - o Meeting Attendance: Members present: Jeep Carpenter, Dan Hodge, Jim Walker, Dave Cullen
  - o Goto Meeting: No attendees
- o Meeting Agenda- Approval Jeep
  - o September Meeting agenda approved (Jim W./Dan H.)
- o Homeowner Input Placeholder
  - o Received some correspondence which Dan has addressed
  - o The Rules for new construction state the allowable work hours are:
    - Monday - Friday 7:00 am - 7:00 pm
    - Saturday 8:00 am - 4:00 pm
    - Sunday Not allowed.
- o Approval of prior meeting minutes Jeep/Dave
  - o August CVE HOA Minutes approved as submitted (Dan H./Jim W.)

**Committee Reports (9:15 A.M. Start Time)**

- o **Treasurers Report** Dan Hodge
  - o The signing authority at Cashmere Valley Bank is in process and will be complete by the end of September.
  - o We are starting the CVE HOA Budget process for 2026. We will contact the committees for submitting budget requests/needs for 2026.
  - o General statement that CVE HOA is in a good position and detailed reports are available upon request
- Motion: To approve the Treasurer's Report as submitted. (Jim W./Dave C.) Approved**
- o Pools: Mikaila Harberd
  - o The purchase of new pool furniture from the 2025 budget has been ordered (4 dining chairs & 3 chaise lounge chairs). We are able to postpone the delivery for next spring.
  - o The completion of the furniture will be part of the 2026 budget.
  - o Pool closure has been extended to and will close on October 18th
- o Social: Betsy Metzger
  - o I apologize for not hosting more social events this summer.
  - o I plan on doing more next summer.
- o Landscape: Mary Ann Comiskey
  - o Landscaping project for the lower pool - The will include the junipers below the pool area, arborvitae along the east side of the common area and landscaping to complement the work at the marina parking area.
  - o Dan will work with MaryAnn. This project will be part of the 2026 budget
- o Facilities: Greg Feist
  - o Alarm Lock software was installed on a new dedicated CVE computer. New owner and replacement access cards can now be issued without needing to go to each gate lock for manual programming.

- Facia boards were installed around the swim dock last week. Thank you to Jim Walker, Ken Egeck and John Metzger for this final effort that completed the surface upgrade.
- Swim dock gate and lock were removed, modified and reinstalled to swing outward.
- Signage was posted at the swim dock to advise paddle boarders to not drag the board fins across the new dock surface.
- Irrigation fitting burst on Crystal Dr island last week. Thank you to Tim Sullivan for the quick response and getting the water shut off and replacing the fitting.
- There are currently four paddle boards and two kayaks being “stored” down on the swim dock. It does not seem to be an immediate issue as the summer winds down, but we may need to limit or restrict this practice in the future due to space constraints.
- I am on an extended trip in Europe until late October then to Arizona for the winter. Jim Walker, Ken Egeck, Lynn Cockrum and Tim Sullivan are key contacts for facilities issues. Tim has kindly taken over the Access Card and mailbox key duties.
- Marina: John Pembroke
  - John met with the insurance company regarding the property and liability insurance for the marina. It has been a few years since the underwriting team requested a loss control visit to update their records.
- ADC: Lynn Cockrum
  - Lot #35 approved to begin their project
  - Request to refund deposit for Lot #29(Carlton) and Lot # 107 (Jeans) **Motion: To approve refund as submitted (Dan H/Jim W.) Approved**
- Compliance: Board
  - Dan reissued a letter to the home at 106 Crystal Drive regarding parking of a boat trailer in the driveway.
- Fire Safety & Weed Abatement: Carolyn Cockrum
  - Carolyn updated the Board regarding the letter that had been sent out to those lots needing to cut down/mow weeds.
  - Lots #35,#37 have been completed. A second notices or correspondence to Lots #118 (tree removal), #113, #36, #115 & #119 have been sent or have been correspondence for incomplete weed abatement prior to the September Board meeting.
  - Arrangements for Track A are in the works.
- Website Carolyn Anderson
  - The board is working on a review/update of the website.

<b>Pending/Special Topics (9:45 A.M. Start Time)</b>
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- FOLLOW-UP
  - Request for later pool closing - Lynn suggested October 15- Decision?
    - October 18th closing date.
  - Swim Dock resurfacing - Status
    - Complete
  - Sport Court letters – Status and plans
    - The board went into executive session at 9:30 to 10:05 with legal counsel.
    - The Board is still reviewing CVE HOA current practice and requests.
  - Nelson letter regarding Arborvitae – Plan?
    - This will be part of the lower pool landscaping project for 2026. Dan will work with MaryAnn on submitting a project proposal
  - Secretary of State – Non Profit Filing status
    - Moving forward with updating necessary documents to file
  - Lake Ridge Drive – Property question from Rhett Crow

- Completed
- o Fall Newsletter?
  - Dan will release a Fall Newsletter
- o FOR FUTURE AWARENESS
  - o Storm Water Pond maintenance and weed removal. **Need DOE direction.** Deferred
  - o Marina Gate Lock replacement. **Greg Feist-Facilities** Complete
  - o Possible Sale of Waterview water meter- Deferred
  - o Board will be developing a flow chart to help assist committee/board members

SUBMITTED BY DAVE CULLEN, CVE HOA Secretary

**NEXT BOARD MEETING: October 14th, 2025**  
9:00 AM at Jeep Carperter's