



Tuesday, September 30, 2025 & Hodge Residence (4:00 P.M. PDT Start Time)

- o Call The Special Meeting to Order Jeep
 - o Meeting Called to Order at 4:05 PM
 - o Meeting Attendance: Members present: Jeep Carpenter, Dan Hodge, Jim Walker, Dave Cullen and Lynn Cockrum

- o Specials Meeting Agenda-
 - o Tree at 144 Waterview
 - Lynn reviewed the status and communication with the Fredricks.
 - The tree is in a view corridor
 - The landscape plan was approved without the tree.
 - Reviewed the guidelines regarding the view corridor.
 - “Section 5.1- Landscape Plan
 - A Landscape Plan is a required part of the Design Review Process. Trees and shrubs inside view corridors shall not exceed 5’0” in height when fully mature and not block view of adjacent home sites”.
 - The Board is bound by the CC&Rs to ensure that all members are adequately protected by its governing provisions. Amended Article 9.2 of the CC&Rs incorporates the Design Guidelines into these governing CC&Rs. The Guidelines also provide clear direction regarding allowable tree height for those trees and shrubs located in view corridors.

Motion: To authorize a letter regarding the tree in a view corridor to be sent to the Board. (Dan H./Jim W.)

- o Jim & Alina Sinclair
 - Lynn reviewed the status and communication to the Board regarding the request by the Sinclair’s to renovate their retaining wall.
 - ADC recommended the project for approval with conditions.

Motion: To authorize a letter approving the renovation of the retaining wall with conditions. (Dan H./Jim W.)

- o Harris Lot #113
 - Lynn reviewed the status and communication to the Board regarding the purchase by the Harris’s from Maachi’s of Lot #113 including the house plans.
 - The maaachi’s house plans were approved however had not been submitted to the City.
 - The Harris’s revised the plans.
 - At this time the Harris and ADC Committee need to resolve the situation.

- Lynn informed the Board that he would write a letter to the Harris and CVE HOA Board.
- o Ovchea Lot # 118
 - Lynn reviewed the status and communication to the Board regarding a tree in the view that had been cut down but not removed.
 - Notified the Board that the Fire Safety & Weed Abatement committee will be sending a letter regarding clear direction on this matter.
- o Chad & Cyndi Ohrt Lot # 114
 - Lynn reviewed the status and communication to the Board regarding their landscaping plan and tree plantings.