



Virtual Meeting on GoTo Meeting
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United States: +1 (872) 240-3212
Meeting ID 427-840-357

Tuesday, October 14, 2025 & Carpenter Residence & GOTO MEETING (9:00 A.M. PDT Start Time)

- Call Meeting to Order Jeep
 - Meeting Called to Order at 9:05 AM
 - Meeting Attendance: Members present: Jeep Carpenter, Dan Hodge, Jim Walker, Dave Cullen
 - Goto Meeting: No attendees
- Meeting Agenda- Approval Jeep
 - October Meeting agenda approved (Jim W./Dan H.)
- Homeowner Input Placeholder
 - There was a request to update a CVE Directory.
 - The Board will send out correspondence to (Opt In) to protect the individual wishes of members
- Approval of prior meeting minutes Jeep/Dave
 - September CVE HOA Minutes approved as amended (Jim W./Dave C.)
 - No Goto Meeting attendees
 - Board went to Executive Session from 9:30 to 10:05 regarding the Sports Court.

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

- **Treasurers Report *incl Review and Approval*** Dan Hodge
 - All 2025 HOA Dues have been paid.
 - In September, Construction Bond deposits were refunded for Lot 107 Jeans and Lot 29 Carlton.
 - Reviewed CD's and CVE HOA has \$122K checking and saving.

MOTION: To Authorize the purchase of a \$25,000 CD. (Jim W. / Dan H.) APPROVED

- **2026 Budget**
 - Dan is working with committees on their portion of the Draft budget
 - Dan will present a Draft Budget at the November meeting.
- **2024 Income Tax Return**
 - This is the first time CVE HOA has had to pay income tax

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

- A full Treasurer's Report is available on request

- **Pools:** Mikaila Harberd
 - The Lower Pool closed earlier than scheduled due to a valve issue. Repair has been completed and furniture stored for winter.
 - Lower Pool furniture has been purchased and will be delivered in the spring.
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 - **Social:** Betsy Metzger
 - No Report
 - **Landscape:** Mary Ann Comiskey
 - 2026 Lower Pool Area project
 - The Board received a proposal from Tony's Landscaping for the project at the Lower Pool (included: Juniper removal, to landscape similar to the marina parking area, irrigation)
- Motion: To approve the lower pool landscaping project proposal from Tony's as a spring project. (JimW./ Dan H.) Approved**
- A concern regarding dog stool left behind in the grassy area was brought to the attention of the Board.

- Facilities: Greg Feist
 - A broken lounge chair was in the water by the swim deck. It was temporarily placed in the rocks and will be removed once water level lowers.
 - The Blue Shade awning has been stored - thank you Ken.
- Marina: John Pembroke
 - Eight Boats are left in the marina
- ADC: Lynn Cockrum
 - Lynn updated the Board on the correspondence of a tree in the site corridor and other projects that the committee reviewed.
- Compliance: Board
 - Fines Procedure
 - The Board is reviewing the CC&Rs regarding assessment of fines and the process and procedures for implementation.
- Fire Safety & Weed Abatement: Carolyn Cockrum
 - Letters (second notice) have been sent to home owners regarding compliance
- Website Carolyn Anderson
 - Thank you Carolyn for the updates to the website. Dan and Carolyn are continuing to updates

Pending/Special Topics (9:45 A.M. Start Time)
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- FOLLOW-UP
- FOR FUTURE AWARENESS
 - Storm Water Pond maintenance and weed removal. **Need DOE direction.**
 - Possible Sale of Waterview water meter- **Deferred**

MOTION: TO ADJOURN

NEXT BOARD MEETING: November 11, 2025
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