



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

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

- Call Meeting to Order Jeep
  - Meeting called to order by Jeep Carpenter at 2:00 PM
  - Meeting Attendance: Members present: Jeep Carpenter, Dan Hodge, Jim Walker, Dave Cullen
- Meeting Agenda- Approval Jeep
  - December Meeting agenda approved (Jim W./Dan H.)
- Homeowner Input Placeholder
  - No members on goto meeting
- Approval of prior meeting minutes Jeep/Dave
  - November CVE HOA Meeting minutes approved as submitted by Jim Walker (Dan H./Jeep C.)

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

- **Treasurers Report *incl Review and Approval*** Dan Hodge
  - CVE HOA is in a good financial position. Balance sheets show Checking and Savings of \$74,347.37 and HOA CD's with a balance of \$193,925.03.
  - We have a DNR Reserve of \$30,000 as required
  - Some CD's will mature and will be renewed.
  - All expenses are within the budgeted amount.
  - Lots #114 & #110 Construction Bonds were refunded
  - Detailed reports are available upon request.

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

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  - **2026 Budget**
    - Treasure Dan Hodge presented the Board with a proposed Budget for 2026.
    - Income will remain about the same. Projected 3 new constructions
    - A 3% to 5% escalation factor per selected line business item was calculated in the 2026 budget from the 2025 budget.
    - The Landscape Committee
      - landscaping at the lower pool (\$44,000)
    - The Pool Committee
      - Pool Furniture (\$10,000)
    - The Facilities
      - New water line to the marina (\$5,000)
    - The Facilities
      - Retention pond (\$20,000)
        - Tract A clearing (\$1,500)
    - Total \$80,500

**Motion: To approve the proposed 2026 CVE HOA Budget as submitted by Dan Hodge. (Jim W./Jeep C.) Approved**

- Pools: **No Report** Mikaila Harberd

- Social: **No Report**
- Landscape: **No Report**
- Facilities: **No Report**
- Marina: **No Report**
- ADC: **No Report**
- Compliance:
  - Fines Procedure
    - Under review
- Fire Safety & Weed Abatement: **No Report**
- Website **No Report**

Betsy Metzger  
 Mary Ann Comiskey  
 Greg Feist  
 John Pembroke  
 Lynn Cockrum  
 Board

Carolyn Cockrum  
 Carolyn Anderson

**Pending/Special Topics (9:45 A.M. Start Time)**

- FOLLOW-UP
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- FOR FUTURE AWARENESS
  - Storm Water Pond maintenance and weed removal. **Need DOE direction.**
  - Possible Sale of Waterview water meter- **Deferred**

**NEXT BOARD MEETING: January 13, 2026**

**Submitted By Dave Cullen**