



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

Tuesday, January 13, 2025 - Carpenter Residence & GOTO MEETING (9:00 A.M. PDT Start Time)

- o Call Meeting to Order Jeep
 - o Meeting called to order by Jeep Carpenter at 9:05 AM
 - o Meeting Attendance: Members present: Jeep Carpenter, Dan Hodge, Jim Walker, Dave Cullen
- o Meeting Agenda- Approval Jeep
 - o January Meeting agenda approved (Jim W./Dan H.)
- o Homeowner Input Placeholder
 - o No members on GoTo meeting
- o Approval of prior meeting minutes Jeep/Dave
 - o December CVE HOA Meeting minutes approved as submitted by Jim Walker (Dan H./Jeep C.)

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

- o **Treasurers Report *incl Review and Approval*** Dan Hodge
 - o Dan is very comfortable with where we are at with checking, saving and CD's
 - Balance sheets show Checking and Savings of \$61,654.85 and HOA CD's with a balance of \$195,059.53
 - DNR Reserve - \$30,000 as required
 - All expenses are inline with the budgeted amount.
 - o CVE HOA will not increase membership dues or marina dues for 2026
 - o A draft of 2026 CVE HOA invoices will be reviewed at our February meeting
 - o The damage to the entrance (\$1,500 expense) is in the process of being reimbursed to CVEHOA (thanks to Dan's followup with the insurance company)
 - o Detailed Financial Reports are available upon request.
- o **2026 Budget**
 - o Reviewed the details from the approved 2026 budget.
 - o The lower pool landscaping project of \$44,000 is our big commitment for 2026.

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

- o Pools: **No Report** Mikaila Harberd
- o Social: **No Report** Betsy Metzger
- o Landscape: **No Report** Mary Ann Comiskey
- o Facilities: **No Report** Greg Feist
- o Marina: John Pembroke
 - o There are no boats moored in the Marina.
 - o As of January 3rd, the lake elevation was 1095.62. This is considerably higher than normal. On December 8th the lake was at 1092.04. In the two weeks ending 12/23 the lake came up 4.7 feet to 1096.74. This was because of the huge amounts of rain the Lake Chelan drainage area received during that time.
 - o Maintenance - PlumbCo will perform a fire system standpipe pressure test in April after we fill the fire lines for the season. PlumbCo will do this test on April 20th, at 7:30 AM. (This was a requirement from our insurance inspection last fall).
 - o The hose bib at slip C1 needs to be replaced prior to the potable water being turned on in April.

- o ADC: **No Report**
- o Compliance:
 - o Fines Procedure documentation for CVEHOA is reviewed and will require legal counsel
- o Fire Safety & Weed Abatement: **No Report**
- o Website: **No Report**

Lynn Cockrum
Board

Carolyn Cockrum
Carolyn Anderson

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

- o FOLLOW-UP: **No Report**

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

NEXT BOARD MEETING: February 10, 2026