

CVE HOA Annual Meeting Minutes

June 7, 2025

DRAFT

All board members attended, namely Lynn Cockrum, Dan Hodge, Dave Cullen, and Jeep Carpenter.

The meeting was called to order by Lynn Cockrum at 10:07 a.m. Pacific Daylight Time in the Park Room at Campbells Resort.

Lynn then provided an overview of the annual meeting agenda for everyone and introduced the other board members. Lynn did indicate that Dave Cullen had been appointed earlier this year by the board and he would be and is running for a position at this time. Lynn also introduced Jim Walker, who likewise is running for a board position.

June 1, 2024 Annual Meeting Minutes: Lynn reminded everybody that the June 1, 2024 meeting minutes had been posted online for the past year for everyone to review. Lynn asked audience members if they had any questions and, since none were offered, he asked Jeep for a motion to approve the minutes. Jeep made the motion, which was seconded and approved unanimously by all in attendance.

Introduction of All Attending Members: Lynn then asked each member attending to stand and provide a brief self-introduction.

Treasurer's Report: Dan then provided a three part treasurer's report, which consisted of the following:

Report One: 2024 budget vs. actuals

Report Two: Balance sheet as of December 31, 2024 and March 30, 2025

Report Three: 2025 proposed budget and actuals as of March 30, 2025

A copy of Dan's financial report is attached as **Exhibit A**. Dan indicated that the financial position of the HOA is strong, and then provided a summary of projects that had been budgeted for and most likely would be completed this year. Dan also indicated that the board determined that the amount of the dues would remain the same for 2025. In response to a question relating to placement of reserves, Dan indicated that money that had been set aside in reserves had been placed in CDs so as to earn interest on those funds. A summary of each of the three reports, namely Report One, Two and Three is attached in the treasurer's report attached as Exhibit A. Also HOA financial reports will be made available at any time upon request.

At the conclusion of Dan's report, Lynn asked members by a show of hands to ratify the board approved budget for 2025. This received unanimous approval with no dissenters.

President's Report/Committees Accomplishments: Lynn then summarized his observations about the accomplishments of each committee and summarized the work that had been done by

committee members, all volunteers. Lynn emphasized that our HOA was saving significant dollars with all of the help from the various volunteers and the work they do. Lynn recognized Greg Feist as the head of the facilities committee, John Pembroke, Chairperson of the marina, Maryann Comiskey as chair of the landscaping committee, Carolyn Anderson who manages our website, Betsy Metzger as chairperson of the social committee, Carolyn Cockrum as chairperson of the weed and fire abatement committee, Mikaila Harberd as chairperson of the pools committee, and mentioned the work the architectural design committee had accomplished by Lynn and his committee over the past year. Lynn again emphasized that we could not do all of this without volunteers and how important it was that the money we saved with all of the contributions of time and energy of our various members. A current list of the entire committees was set forth in the Minutes of the June 1, 2024 meeting just approved by the association this meeting.

Member Q&A: Lynn then had Dan open the room up to any questions from any of the members relating to the association.

A question was then asked about the left-hand turn lane at the entrance of our development off the highway. Dan indicated he understood that plans for the left-hand turn lane were still ongoing and that the City and/or State had decided to move the left-hand turn lane slightly towards the lake, which would make it closer to the marina and so it wouldn't impact our entranceway. Dan's understanding is that this left hand turn lane will be constructed this year. If it does, Dan indicated we will also put in a new water meter to the marina.

Also, a question regarding a crosswalk to the marina was raised. Dan indicated nothing to his knowledge had been planned by the City regarding this and now there will be an additional lane to cross.

It was further asked whether or not the left hand turn lane would affect the observation deck on the marina. Dan believed it would not.

A question from a member was asked regarding political signs and Dan stressed that people should follow state law in placing these signs during elections.

Dan entertained questions about the pickleball survey that was sent to each member prior to the meeting. A member expressed disappointment that the survey did not provide for any written input. Dan explained that the Board was considering slight revisions to the rules relating to usage of the pickleball courts. Prior to making any decisions, the Board was looking for input. A brief discussion followed relating to the history surrounding the creation and use of the pickleball courts. Dan indicated the Board wanted to obtain input and that prior to making any changes to the current rules, people would have the opportunity to provide written input.

There being no other questions, Dan thanked Lynn for the work he had done with the board during the past two years indicating that Lynn would be taking over the leadership of the architectural design committee.

Additional Annual Meeting Information/Elections: Elections were completed electronically via eballot on June 14, 2025. The following is a summary of the election of new board members:

David Cullen 65 VOTES

Jim Walker 63 VOTES

Dave and Jim will assume their board positions immediately. These two positions will expire in 2027. The new board consisting of Dan, Jeep, Dave and Jim will determine board officer positions at the July board meeting.

July Board Meeting: The date of the July meeting is **Tuesday, July 8 at 9am**. The meeting will be held at a place to be determined and residents may participate on GoTo Meeting #118-502-061.

List of Annual Meeting Attendees: 22 lot owners were represented at the meeting.

Adjournment: Meeting adjourned at approximately 11:05 A.M. PDT and Lynn reminded people that there would be a social at the upper pool beginning at 3:30 that day.

Respectfully Submitted,
Jeep Carpenter, CVE Board Secretary
06/07/2025