



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

Tuesday, July 14th – Carpenter Residence & GOTO MEETING (9:00 A.M. PDT Start Time)

- o Call Meeting to Order Jim Walker
 - o Meeting called to order by Jim Walker at 9:06 AM
- o Meeting Agenda- Approval Jim Walker
 - o July Meeting agenda approved (Dan H./Dave C.)
 - o **Meeting Attendance:** Members present: Dan Hodge, Jim Walker, Dave Cullen (Jeep Carpenter Absent)
 - o Makaila Harberd gave the Board a pool committee report (10:20-10:58)
- o Homeowner Input Placeholder
 - o Goto meeting: No Member attendees
- o Approval of prior meeting minutes Jim/Dave
 - o **MOTION:** To approve the May CVE HOA Meeting minutes as amended (item: prior meeting minutes to read April not March) submitted by Dave C. (Dan H./Dave C.) **APPROVED**
- o

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

- o Election of Officers Jim Walker
 - o **MOTION: To approve the July 2026 to June 2027 CVE HOA Board positions, Jim Walker (President), Dan Hodge (Treasurer), Dave Cullen (Secretary) and Jeep Carpenter (Member at Large). (Dave C./Dan H.) Approved**
- o Committee Members and Board Liaison Dan Hodge
 - o CVE HOA Committee Members and Board Liaison were updated and made available for distribution.
 - o The CVE Committee liaison will correspond to HOA members along with the Committee chairs' when addressing future communications.
- o Treasurers Report *incl Review and Approval* Dan Hodge
 - o Dan provided financial statements for CVE HOA for Assets & Liabilities for the end of June.
 - Balance sheets show our operating accounts for HOA (Checking and Savings) of \$ 114,589.45
 - HOA CDs of \$198,364.07
 - Marina Operations Account of \$34,722.21 and Marina CD of \$56,147.48
 - o As of June 28th 1-member has not paid the HOA dues.
 - o Marina Insurance was paid on June 29th and will be reflected in the July financial report.
 - o Federal Taxes are more than the budgeted because of paying 2025 federal taxes in April and paying quarterly estimates in April.
 - o CVE was reimbursed the \$1491.22 for the retaining wall damage from 2025.
 - o The pool repair expenses have increased, and the Board is discussing an increase in the pool furniture budget.
 - o Detailed Financial Reports are available upon request.
 - o **MOTION:** To approve the financial Report as submitted by Dan Hodge (Dave C./Jim W.) **APPROVED**
- o Pools: Mikaila Harberd
 - o Discussed pool party policies.
 - General agreement that occasional weekend parties are acceptable.
 - No reservations on holiday weekends.
 - Pool reservations do not provide exclusive use of the pool.

- Existing agreements/applications will continue to be used.
- o Discussed defining "large gatherings."
 - Suggested that ordinary gatherings of two families should not require additional restrictions.
- o Pool furniture:
 - Upper pool furniture is significantly more stained than lower pool furniture.
 - Furniture remains structurally sound.
 - Will investigate pressure washing or appropriate cleaning methods before considering replacement.
 - Possible future budget addition (approximately \$10,000) for phased furniture replacement.
- o Reminder that the HOA pools are community amenities and we all should do our part concerning the pools and pool furniture.
- o Social: Betsy Metzger
 - o Reminder: Tacos and Tunes at Endless Orchard July 15th.
- o Landscape: TBD
 - o Discussion of water leak
- o Facilities: Greg Feist
 - o Discussed cracks in the lower pool and marina parking lots.
 - Repair is likely to be budgeted for next year rather than completed before winter due to freeze/thaw concerns.
- o Marina: John Pembroke
 - o Wood/Debris accumulation near the marina should continue to be monitored and removed as necessary.
 - o Two boat owners have not submitted/required boat registration and proof of insurance.
 - Concern that boats must be registered to Crystal View residents.
 - Insurance is considered critical due to potential liability from marina damage.
 - The board will wait for John's return to review prior correspondence and determine next steps.
 - Discussion included whether fines or additional enforcement authority exist under current rules.
- o ADC: Rick Plueger
 - o No major new applications currently under review.
 - o Discussed homeowner concern regarding construction materials and window installation.
 - Consensus was that temporary construction materials are expected during active building.
 - No evidence of CVE guideline rule violations at this time.
 - o Window concerns regarding a recently constructed home have been resolved.
- o Compliance: Board
 - o Members agreed to review the CC&Rs and HOA rules regarding landscaping maintenance to determine whether stronger enforcement language is needed.
- o Fire Safety & Weed Abatement: Deb Feist
 - o Increased concern for homeowner overgrown landscaping and fire hazards this time of year and current conditions.
 - o Properties at Lots 118 and 119 were discussed.
 - Brush control and dead trees may present fire risks.
 - Previous letters have reportedly been sent.
 - The board will inspect properties and consider follow-up letters if needed.
- o Website: Carolyn Anderson
 - o Dan will follow up with Carolyn on the current updates to the website.

Pending/Special Topics (9:45 A.M. Start Time)
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- o FOLLOW-UP Board
 - o Opt-in Directory
 - o Tract C Tree removal

- o FOR FUTURE AWARENESS

- o Storm Water Pond maintenance and weed removal. ***Need DOE direction.***
- o Possible Sale of Waterview water meter- ***Deferred***
- o Legacy Ridge Coordination
 - Discussed contacting representatives from the neighboring Legacy Ridge HOA.
 - The goal is to clarify responsibilities regarding shared access and related issues.
 - Jim Walker will contact Lynn for background information and will contact Legacy Ridge HOA Rep.

Motion to adjourn (Dan H./Jim W.) at 11:04 (Approve)

<i>NEXT BOARD MEETING: August 11, 2026</i>
