



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

Tuesday, August 11th – Jeep Carpenter Residence & GOTO MEETING (9:00 A.M. PDT Start Time)

- Call Meeting to Order Jim Walker
 - Meeting called to order by Jim Walker at 9:07 AM
- Meeting Agenda- Approval Jim Walker
 - July Meeting agenda approved (Dan H./Dave C.)
 - Committee Members and Board Liaison has been stricken
 - **Meeting Attendance:** Members present: Jeep Carpenter, Dan Hodge, Jim Walker, Dave Cullen
 - The Board wanted to thank Dan Hodge for the July 2026 Community Newsletter.
- Homeowner Input Placeholder
 - Goto meeting: No Member attendees
- Approval of prior meeting minutes Jim/Dave
 - **MOTION:** To approve the July CVE HOA Meeting minutes submitted by Dave C. (Dan H./Jim W.)
APPROVED

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

- Treasurers Report *incl Review and Approval* Dan Hodge
 - Dan provided financial statements for CVE HOA for Assets & Liabilities for the end of July. CVE HOA remains in good position
 - Balance sheets show our operating accounts for HOA (Checking and Savings) of \$ 111,368.86
 - HOA CDs of \$199,486.90
 - Marina Operations Account of \$24,000.22 and Marina CD of \$56,470.71
 - Marina Insurance was paid on June 29th and reflected in the July financial report (\$10,743)
 - Swim area insurance of \$1896 has been paid
 - Detailed Financial Reports are available upon request
 - **MOTION:** To approve the financial Report as submitted by Dan Hodge (Jeep C./Jim W.) **APPROVED**
 - **MOTION:** To Authorize Jim Walker as a signer to Crystal View Estates HOA accounts (Dan H./Jeep C.)
- Pools: *No additional report* Mikaila Harberd
 - Billings for pool service will be delayed due to Jack's family's situation
 - Pool furniture:
 - Working on receiving furniture bids
- Social: *No report* Betsy Metzger
- Landscape: *No report* TBD
- Facilities: *No report* Greg Feist
- Marina: John Pembroke
 - Transpac completed the repairs on "A" dock
 - The Standpipe test was performed on 7/23
 - Wood/Debris accumulation near the marina should continue to be monitored and removed as necessary
- ADC: *No additional report* Rick Plueger

- Lot 69 (Linton) reimbursement of contractor's deposit has been requested
- Two homes are currently in construction
- Compliance: *No additional report* Board
- Fire Safety & Weed Abatement: Deb Feist
 - The County was contacted for a noxious weed assessment of CVE
 - A meeting is planned with the Chelan Fire Department for a firewise walk through and guidance to update current HOA policy. (fire barrier)
 - Those that received letters of compliance have reached compliancy
- Website Carolyn Anderson
 - A big thank you to Carolyn for completing the updates to the website. Thank you!

Pending/Special Topics (9:45 A.M. Start Time)
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| <ul style="list-style-type: none"> ○ FOLLOW-UP Board <ul style="list-style-type: none"> ○ Opt-in Directory status <ul style="list-style-type: none"> ▪ Dan has updated the directory document and will be sending it out at the end of the month to those that have opted in ○ Action on Lot 119 lot maintenance - Completed ○ Rules/language for property maintenance (occupied and vacant) <ul style="list-style-type: none"> ▪ The CCR's and ADC have language guidelines referring to vacant lots (Architecture-Landscaping-Design guidelines section 5.10). Appendix A Maintenance: It is the responsibility of each property owner to keep his or her landscape well maintained. ○ Pool rules for pets in the water <ul style="list-style-type: none"> ▪ The July 2026 Community newsletter addressed the position of CVE in accordance with state law. Summarized - "No dogs are permitted in the pool area except registered service dogs. Service dogs are permitted on the pool deck only -NOT IN THE POOL." ○ HOA Maintenance on Open Space A, Open Space C and Retention Pond B <ul style="list-style-type: none"> ▪ The Board discussed the management of the open Spaces and retention ponds whether they fall under weed abatement / fire safety or standard landscape maintenance. Jim provided photos of the spaces. Jim and Dan are looking into the issue(s) and remedies. ○ Safety on SR 150 to swim deck and marina <ul style="list-style-type: none"> ▪ The crosswalk and turn lane are separate items. The crosswalk would be the financial responsibility of CVE. This would also have to be in accordance with the City and State timeline. ○ CVE Board Opening <ul style="list-style-type: none"> ▪ MOTION: To appoint Matt McGregor to the vacant CVE HOA Board position (Dan H./ Jeep C.)
APPROVED ○ FOR FUTURE AWARENESS <ul style="list-style-type: none"> ○ Storm Water Pond maintenance and weed removal. Need DOE direction. ○ Possible Sale of Waterview water meter- Deferred |
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Motion to adjourn (Dan H./Jim W.) at 10:08 AM (Approved)

NEXT BOARD MEETING: September 8, 2026
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