

Chelan Vista Heights

Annual Board Meeting

July 2024

Agenda

- Approval of 2023 minutes
- Board elections (2 open board positions)
- Budget update (Guillaume Chabot-Couture, interim treasurer)
- Committee updates
 - Architectural review committee (Tristan Ansell)
 - Road committee (Greg Mummy)
 - Progress on our PayHOA rollout (Daniel Ramey)
- Discussion items
 - Minimum size requirement for construction in CVH
 - Snow plowing contact information and gate locking
 - Board spending limits
 - Restrictions for lots in known violation of the ccrs

Board elections

Current members

Emily Rapp (2022-2025)

Guillaume Chabot-Couture (2023-2026)

2 open board positions.

Each director serves 3 year term.

Terms are staggered.

Roles (President, Vice President, Treasurer, Secretary) determined after annual meeting by a vote of elected board of directors.



Budget update

Financials FY 2023-2024

- Ran a deficit for 23-24
- Challenges with dues collection
 - Dues easier to process
 - Still issue with people not paying on time, some not paying at all
- Legal fees
 - Required in order to investigate options for CCR non-compliance

Revenue			
	Dues		
		Received	9200
		Not yet paid	4000
		Due from prior years	3600
	Total		9200
Expenses			
	Snow removal	Lake Chelan Tree service	7581
	Online platform	Vintneum	594
	Electricity	Chelan PUD	233.24
	Board Insurance	Bordelon, McCluskey, Seft	1294
	Legal fees	Jeffers Danielson	6201.5
	Hoa management	PayHOA	266.6
	Quickbooks	Quickbooks	32.52
	WA state registra	WA state	20
	Video call	Zoom	17.65
	Total		16240.51
Net			-7040.51
Account balance			21164.49
	(net of 2024-2025 dues received)		13064.49
	net of outstanding payments		12727.72

Budget 2024-2025

- Goal: Recover unpaid dues and limit legal expenses to the greatest extent possible while maintaining duty to enforce CCRs
 - Institute fine schedule
 - Utilize small claims court
- Need to increase dues in 2025, recommend going to \$500/yr/lot
 - \$300/yr/lot is 25 years old
 - Costs have increased
 - Need more reserve funds

Action: Vote on dues increase

Revenue			
	Dues		
		To be received	12600
Expenses			
	Snow removal	Lake Chelan Tree service	7581
	Electricity	Chelan PUD	238.32
	Board Insurance	Bordelon, McCluskey, Sefto	1294
	Legal fees		0
	Hoa management platf	PayHOA	770
	Quickbooks	Quickbooks	32.52
	WA state registration	WA state	20
	Video call	Zoom	17.65
	Total		9953.49
Net			
		If all dues received	2646.51
		If only 10k received	46.51
		If only 10k receivd and \$2k of legal fees	-1953.49

Committee updates

Architectural review committee

Tristan Ansell

**Established architectural review
coordinator position last year.**

Road committee

- **Road washboarding**
 - Need consensus on where we want work to be done
 - Will be expensive and not permanent, requires ongoing maintenance
- **Trash pickup**
 - In discussions with Glen at Zippy to see about getting trash cans picked up at each CVH gate
- **Mail delivery**
 - Follow up discussion w/postmaster re: inability to contact independent contractor who delivers mail up Union Valley Road

Road committee

- **Security gates**

- Priced vertical lift gates with several companies
- Installation cost expected to be <\$35,000
- Gates would be solar powered with battery backup and phone operated
- \$10/month fee for each gate for the wireless connection for phone activation
- Fire department access requires knox box installation

Action: Poll members on interest

(due to installation cost would require a special assessment)

PayHOA

Daniel Ramey

Onboarded PayHOA.

Utilized for 2024 dues collection and member communication.

Discussion items

Minimum size requirement

- Current minimum size requirement is 1400 sq ft
- Two CCR violations requiring legal action related to size requirement issue
- Determination needed on whether the size requirement should be reduced, be removed, or be enforced

Member raised discussion items

- **Snow plowing contact information and gate locking**
 - Snow plow contact: Carlos (lakechelantree@gmail.com)
 - Signage on the gates to contact HOA if you're an owner and locked out, do not cut the lock.
- **Board spending limits**
 - Proposal to set monetary spending limit of \$1,000 for board-authorized expenses
- **Restrictions for lots in known violations of the CCRs**
 - Consideration: should there be a new ccr, that states if a lot is in knowing violation of the ccrs they should not be allowed to vote on any HOA business or be allowed to be a board member until they are within compliance.