

CVH HOA Annual Meeting
June 23, 2018

Attendees: John/Pete Walters, Levi Cox, Mike Fitzsimmons, Bob/Debbie Miller, Ray Ryan, Don Aultman/Jay, Dave Thorp (phone)

Review 2017 Financials: Levi reviewed expenses and account balance. Snow plowing was 1/3 of last year due to low snow fall. Past Due Payments were limited to The Holmans (Lot 23). Their Annual Dues are 10 months late. **Action Item:** Ray Ryan to contact them and explain late fees and penalties accruing. Try to get payment resolved. (*Update: Holmans will make payment by July 10th*)

Discussion Items:

- a. CDC services will remain in place in lieu of HOA dues for one more year. Discuss renewal next year. HOA Annual Dues to remain the same @ \$300. Motion to accept. All in favor;
- b. Umbrella liability Insurance. Motion to renew liability insurance – All in favor to renew;
- c. Snow Plowing: John Snider to continue next year. John has requested that CVH add at least 4' markers to designate the road location. Hard to see in fog and snow when plowing.

Action Item: Ray to purchase; All in favor; Not to exceed \$500;

Action Item: Levi to Contact Leif Carlsen to work with County to find out why they are not plowing the Road; Also see if they can start to maintain Cagle Gulch and remove "primitive road" designation. Petition to Lot Owners; Letter to the County; Ordinances need to be reviewed for trip counts;

- d. Gate Security: Ideas raised for HOA to buy cameras, Lighting & consider Gate Automation;
Action Item: Ray to look into bids for power, camera & lighting; currently NO POWER at gate.
- e. Weed Control: Levi to follow up with Weed Company and find out why the price went up significantly; Consider alternative to protect dying trees adjacent to spraying area (pellets);
- f. Drainage –Millers asked if they need to put in a drain. **Action Item:** Ray to go and asses.
- g. Road Grading: Levi Cox is currently grading road with plow once a year; HOA reimburses the Diesel; Road needs a proper grading and some gravel at least once a year to keep down washboard.
 - 1. John used Pipken out of Wenatchee – for road gravel and grading. Grading cost \$4K per visit.
 - 2. Don/Jay are using Shane Martin from Columbia for their house and he is more reasonable;

Action Item – Don to talk to Shane to Bid Gravel and Grading;

- h. Development Gate Sign: Is lying on ground. **Action Item:** John ordering new sign and will replace;
- i. Dealing with Dead Trees: Trees are falling over road blocking access. Levi has to cut them up to open road. Takes 2 – 3 hours/occurrence. Recently, as many as 3 trees down per week.

Proposal Made that HOA Advising that all lot owners remove dead trees next to the road or pay to remove; Put a fee on the removal of the dead trees from the road; Owners have 6 months to a year to remove dead trees or bring someone in to remove them;

Action Item: Levi and Don to work on a solution and send back to the HOA; All in favor.

j. Other Items:

Keys: Realtors and homeowners asking for keys. Levi bears lions' share of getting keys. Proposal made for adding a Transaction Fee of \$300 when Realtors drop the ball; all in favor; Dave Thorp – Opposed (feels shouldn't be a fee for homeowners); Motion passes.

FALL WORK PARTY (October 6th/Columbus Weekend): All present recommended that a work party be organized for this Fall to deal with dead trees, preparation for winter, clean-up and road maintenance. The date was discussed and agreed to be the best for most present. Please try to make it to help out. We all benefit from the upkeep.

- k. Electronic Payments: Motion to setup Electronic HOA Payments; All in favor;
- l. Developer Proposal to Separate CC&Rs for Division 2 (CVH West). John is asking the HOA to approve (via signature of HOA Board) the creation of a separate set of CC&Rs to address issues from prospective lot buyers. These buyer requests include allowing trailers on lots during summer, camping and reducing required buildable footprint to 1200 sq. ft. John has asked for authorization from President of HOA board (and he brought a notary to the meeting) but that was not agreed to. Homeowners in attendance expressed several concerns to separate CC&Rs, including:
 - How would the \$40,000 HOA balance currently in the account be affected by splitting the HOA? **Action Item:** John to check on that with his attorney.
 - Driving across the roads to Division 2 – **Action Item:** John to check with the attorney on whether this would be permitted.
 - Lack of Specific Changes Proposed: Mike Fitzsimmons was concerned that HOA is being asked to allow Developer to create a new set of CC&Rs that HOA has no say in Phase 2; He was also concerned that changes may increase theft. **Action item:** John to check with the attorney.
 - Extreme Changes to CC&Rs: Ray Ryan posed the possibility of extreme changes with no input for Phase 2, there is no preventing someone logging and placing trailers on the Lots.
 - Developer (John) said that the Corporation for CVH Partnership owes money to the Chelan Development Company and has not been able to make payments since no lots have sold in 3 years; John speculated that the CVH Partnership could be insolvent if they can't start selling lots soon. (John has also raised this as a potential if HOA requires CVH Partnership to start paying dues in lieu of maintenance on CVH properties.
 - Motion was made to have John come back with specifics of potential changes to a separate set of CC&Rs for Phase 2 from the Lawyer; Motion passed, all in favor. **Action Item:** John to follow up with proposed revisions to HOA board as soon as possible;
- m. 2018 Budget: Motion made to accept 2018 budget. All in favor.
- n. ACC Report:
 - a. Lot 4 Trailer/Port-o-potty: John is removing trailer. Port-o-potty to stay for now.
 - b. Design Checklist available for review. Millers using it now.
 - c. No revisions to Design Guidelines.
 - d. See Item "k" above.
- o. Officer Elections: Ray Ryan volunteered for President. All in favor; Dave Thorp agreed to be VP again. All in favor; Levi has 1 year left as treasurer, Levi is "acting secretary" (any volunteers?)