

Chelan Vista Heights Homeowners' Association

June 15, 2019 Meeting

Participants

Ray Ryan, Levi Cox, Dave Thorp, Mike Fitzsimmons, Tracy Fitzsimmons, Don Aultman, Jay Shaver, Bob Miller, Debbie Miller, Greg Mummy

Introduction

The meeting opened with Ray making introductory remarks, including a summary of 2018/2019 accomplishments. Those accomplishments included:

- Power has been brought to the front gate. Ray also installed motion activated lights and they are now operational.
- Front gate is ready for security camera. LocalTel is providing a repeater/relay to facilitate the camera's network service.
- Front gate pole has been repaired after contractor damaged it. Contractor has sent check as reimbursement.
- Work party in October was able to cut down many of the dead trees along road and to install new snow pole markers to define driveway entrances and road right-of-way.

Introductory comments included a discussion of options for the front gate lock improvement options. The discussion included evaluation of possible key fob options. Several challenges were identified with using a key fob option. Consensus was we will start with finishing the installation of the security camera and proceed to consideration of upgrading the locking mechanism.

Financials

Levi Cox presented a summary of the current financials. A detailed summary provided to the participants is appended and incorporated into these minutes. Key components of the financials are summarized:

- The Holmans are delinquent on 2018 dues. Ray took the action to follow up with them to reiterate our request for payment of back dues. **UPDATE: Payment assured by Aug 1, 2019**
- Key expenses for the year included snow plowing, gate security and insurance. We continue to run with a surplus, but with Johnny Synder no longer performing the service, and an increased need for services to the lots in Phase II, our plowing will likely result in increased future costs.
- The HOA is not receiving dues from the lots owned by CDC. An agreement allows for maintenance services in exchange for dues. However, the community maintenance is not being performed as promised. Steps will likely need to be taken to address this situation. (Discussed in more detail later in the meeting)
- Potential for the need to increase dues. Options will be reevaluated at the next CVH HOA meeting scheduled to occur at the time of the work party in October.

Financial discussion was concluded with a motion from Ray Ryan (seconded by Levi Cox) to accept renewal of the D&O insurance for another year. The motion was passed with a unanimous yes vote.

NOTE: All present agreed to take the action to investigate alternatives for plowing, including private options and possibly the County. Tracy Fitzsimmons took the action to price out the cost of purchasing a truck and plow to be owned by the HOA and accompanying insurance costs.

UPDATE: Ray Ryan sent letter to Union Valley Community via the community email distribution list requesting any information on available plowing services. One reply from Jerry Bishop who is only at his cabin on weekends. He is interested but this not a really viable option.

Dead Trees

It is unclear what is killing the trees along the road. Initial thoughts attributed the problem to weed treatments. However, further consideration suggests it may be a beetle infestation. Need to take action on tree cutting.

NOTE: Levi Cox took the action to follow up with further information on progress on tree cutting. If progress is not made through lot owners, trees will be cut during October work party. Lot owners not cutting their own trees or participating in work party will be charged pursuant to previously passed charge schedule per tree.

Roads

Levi Cox reported on progress with the County on Cagle Gulch road. Overall outlook for significant investment in Cagle Gulch Road appears low. By comparison, after three years of working toward progress on

Levi also raised the need for regrading of the roads within the development.

NOTE: Levi Cox took the action to pursue the option of having the County provide road maintenance and/or plowing services to the community.

UPDATE: Levi talked with County Road Supervisor and learned that County funding/manpower can not handle any additional work. Very low likelihood of getting Cagle Gulch maintained.

Tracy Fitzsimmons raised the issue of the continued classification of Cagle Gulch and Union Valley Road as "Primitive Roads", despite likely traffic numbers that exceed the County's defined standard for such a designation.

NOTE: Levi Cox agreed to pull the letter that Lief Carlson previously sent to the County regarding traffic numbers and primitive road classification. Ray Ryan agreed to obtain clarification on the applicable standard for "primitive road" designation.

Jay and Don offered to repair the wash-boarding occurring on the road.

NOTE: Don agreed to speak to Shane Martin (Road Contractor) to obtain a quote for regrading the road in phases I and II and providing new rock on both.

Upcoming Work Party

A work party will be scheduled in late Summer for some time in October (possibly Columbus Day).

CDC Maintenance Agreement

Since its inception, CVH has maintained an agreement with CDC that waives dues for CDC-owned lots in exchange for CDC's performance of maintenance within the community. The agreement is conditional and is reviewed annually to determine if it will be approved for continuation. That maintenance has fallen behind or been nonexistent in many respects, and that deficiency is objectively observable.

Ray Ryan moved to eliminate the existing waiver. The motion was not seconded, following a discussion about alternative options.

NOTE: Ray Ryan agreed to draft a letter to CDC detailing the waiver, our dissatisfaction with the lack of maintenance, and provide a deadline for completion of the maintenance or payment of the owed dues per lot. Levi took the action to call John from CDC to provide a heads up that the letter was forthcoming.

UPDATE 6/29/19: Ray drafted letter, had it reviewed by board and sent it by certified mail to John Walters. John has received the letter. He was "taken aback" by the criticism that CDC hasn't done maintenance. He does concede recent maintenance has been hampered by business obligations and personal injuries. Board to discuss.

There was also a discussion of the porta potty and unsightly outbuildings on the CDC-owned lot in Phase I. Ray Ryan moved that John from CDC (lot owner) be asked to remove the porta potty. A discussion followed but motion was dropped.

Phase II

Greg Mummy, owner of lots 27 & 28 in Phase II, opened a discussion about the need for services, including plowing and whether Division II is entitled to keys for the Division I gate.

There was a lengthy discussion about whether these additional services would necessitate an increase in HOA dues. Jay Shaver made a motion to obtain additional information on the following items, and table a vote until having more complete cost data at the October work party meeting:

- The response from John at CDC about conducting maintenance or paying dues.
- Cost of plowing Phase I and Phase II using a new provider.

Motion was seconded by Tracy Fitzsimmons. All voted Yes, except for Ray Ryan, who voted no, in favor of an immediate increase. The motion passed.

Fire Trail Maintenance

There was a discussion of the relative value of continued maintenance of the fire break trail, and its effectiveness as a fire barrier. Some opinions were expressed about the value of the trail as a staging ground for fire defense responders, even if the trail itself doesn't stop fire. Given other priorities, the group agreed to add this to a subsequent discussion of the general maintenance budget.

Meeting adjourned on motion from Don Aultman and seconded by all attendees.