

From: [Joe Shaver](#)
To: [David Thorp](#); [Jason Benson](#); [Anthony Reichmuth](#); [lara.ramey@gmail.com](#); [Elaine Ansell](#); [renee_dittman@frontier.com](#); [Robert Miller](#); [rhschuller@hotmail.com](#); [grace@bensonremodels.com](#); [lmkxr@yahoo.com](#); [m.mitsules@gmail.com](#); [Michael Wallace](#); [andrea talley](#); [DINA KING](#); [Jason and Kelly Gross](#); [John](#); [maggiesavarino@gmail.com](#); [tracyfitzsim@yahoo.com](#); [Guillaume Chabot-Couture](#); [Greg Mummy](#); [Nick Rapp](#); [judycampbelljrc@gmail.com](#); [Erin Charles Stansbury](#); [acelectricjesse@gmail.com](#)
Cc: [levi23.roadrunner@gmail.com](#); [Mike Fitzsimmons](#); [Rapp Emily](#)
Subject: Chelan Homeowners's Association Annual Meeting Notes (07/23/2022)
Date: Sunday, August 7, 2022 8:00:33 PM
Attachments: [CVH-HOA-Annual-Notes-07232022.txt](#)
[Untitled attachment 00358.htm](#)
[CVH-PL-07232022.pdf](#)
[Untitled attachment 00361.htm](#)
[CVH - Design Guidelines.pdf](#)
[Untitled attachment 00364.htm](#)
[DNR Before You Burn.pdf](#)
[Untitled attachment 00367.htm](#)

Hello CVH HOA Members,

First I wish to apologies for the delay in getting the HOA annual meeting notes out, ran into some logistic issues.

The CVH HOA board would like to extend a special thanks to Daniel and Laura Ramey for hosting the annual meeting on such a short notice. Great job setting up for teleconferencing (as well as a great spread of food!).

As always, is great to see the participation and to meet everyone (even if virtually). A range of topics was covered during the annual meeting (see attached meeting minutes), key takeaways:

New / Old Business:

- **Election of a new Vice President:**

Congratulations to Emily Rapp for being nominated as the new HOA Vice President. Emily has prior experience by serving on a Condo HOA board.

- **October Community Cleanup Day:**

Set for October 8th, Erin Stansbury openly volunteered (by email) to coordinate activities, more details to follow. Thanks for helping out Erin.

- **On-Line HOA Community Information Sharing (WEB):**

In an effort to keep the CVH HOA community connected, a committee was formed to investigate on-line information sharing technologies or services. Daniel Ramey and Jesse Chaplan volunteered to lead the committee (thanks Daniel and Jess). Please feel free to reach out to Daniel

([lara.ramey@gmail.com](#)) or Jesse ([acelectricjesse@gmail.com](#)) if wish to contribute. Can't wait to see what we can come up with.

- **Phase 2 Cottontail Grading:**

Board gave recognition to Tony (Anthony) Reichmuth for tackling the grading of Cottontail road in Phase 2. Greatly appreciated Tony.

Budget / Motions:

- **HOA Dues (Tresury Report/Reminder):**

As of the HOA meeting, \$7,770 due remain outstanding this year. With an additional \$1,770 from last year. As a reminder dues are due 7/31/2022. Without the dues, the HOA is limited in expanding common areas and services.

- **Snow Plowing Contract (Renewal):**

On average seeing a \$2,000 YoY cost increase for snow plowing, projected cost this year is \$10,000 (approximately 90% of the HOA budged costs.) Board is actively looking for alternative sources. If any members know of anyone that would be interested in placing a bid for snow plowing, please reach out to the board.

- **Increase D&O Liability Insurance (Motion):**

With the increase of HOA member activity (I.E. building, planing, etc.), was approved to increase the Director & Officers (D&O) liability insurance from 1M to 2M. A \$400 annual budget increase.

Q&A:

- **Are outside fires permitted?**

According to the CC&Rs Section 10.9, ***“Other Fires”*** (outside) may be used, ***“while snow is on the ground, for burning slash, etc., provided that permission is granted from the Board and permits are secured from the Department of Natural Resources and the Chelan County Fire District No 1.”*** Is further recommended to keep slash piles to 10’x10’, and to properly manage the burn. Always check with the fire department and secure a burning permit before burning, no matter what time of the year. People in the area (I being one) do keep a lookout for any smoke (especially during the fire season), and will report if any is seen. Please reference the DNR Before You Burn attachment for contact information and additional recommendations.

- **Are outside propane fire pits restricted?**

Per the CC&Rs in Section 10.9, ***“There shall be no exterior fires, except barbecue”***. Is the Board’s understanding that propane fire pits are similar to a propane grill (barbecue),

in that the flame is controlled, contained, and emits no sparks (embers). With that understanding, propane fire pits may be used provided: 1) not operated during “**High**” and “**Extreme**” Fire Restrictions (as recommended by Chelan Fire Department); 2) is installed in accordance to national and local codes (proper spacing from dwellings, placed on noncombustible material, combustible material at least 2’ away, etc.); 2) properly maintained; 3) used for “ambiance” purpose only (not used for grilling, cooking, etc.). All following basic common sense usage.

- **Use of RV/Trailer on property?**

CC&Rs states in Section 10.15.1 that “***No mobile homes, trailers, basement, tent or other outbuildings shall be used on any lot at any time, either temporarily or permanently, as a residence, except during actual construction of a permanent structure when such use shall be limited to eight (8) months as expressly permitted by the Board.***” The Board collectively agrees that the use of an RV/Trailer for a short periods (weekends, or a week) to enjoy the property and surrounding area is within reason. Use of an RV/Trailer is further permitted during “active” construction and/or making improvements to the property upon approval of the Board. Board members are permitted to inspect lots to ensure compliance. If a need arises to leave an approved RV/Trailer unattended for a prolonged period of a week or more, it is recommended to remove power and any fuel sources (propane tanks, etc.) to prevent accidental fire. In addition, if going to be away (even for a day) be considerate and turn off any outside lights, so as not to impact neighbors nightly views and star gazing. Lastly, is strongly recommended to take into consideration the placement of the RV/Trailer, so as to not degrade neighbors views and enjoyment. As always, feel free to reach out to the Board if have any questions or concerns.

- **Can one store an RV/Trailer on property?**

CC&Rs Section 10.15.1 outlines conditions in which RV/Trailers can be used (see above Q&A). However, the CC&Rs does not clearly state regarding usage and/or storage of RV/Trailer on lots with completed permanent structures or dwellings. In an effort to enable members to fully enjoy and use lot(s) to the full extent, the Board is open to permitting storage of RV/Trailers on lots with permanent structures or dwellings provided: 1) The RV/Trailer is stored on owner’s lot(s); 2) is property prepared for storage (septic and water lines flushed, etc.); 3) has no utilities connected (water, sewer, power, gas, etc.); 3) is stored in such a manner as to not be unsightly and degrade neighbors views; 4) and is not being used as a temporary or permanent residence. If have any further questions, concerns, or comments, please feel free to reach out to the Board.

- **What is members thoughts about the current Fire Break Trails conditions (Email question):**

Last year Erin Stansbury went through majority of Phase 1 to bring the fire break trails to “Mineral Soil” with a grader (which is greatly appreciated). Erin is open in giving Phase 1 trails another pass and to hear if any members from Phase 2 wishes the same. Please feel free to reach out to Erin (estans07@gmail.com), if you like to have your fire

trail graded (again, thanks Erin).

- **How long should it take before getting a response from the Architecture Committee?**

For planning purposes, is recommend to give the Committee a minimum of 30 days to conduct a review. If you do not get a response within that timeframe, please reach out to the Board. We understand in order to receive a building permit within an HOA, will need the HOA approval. Hence, both the Board and Arcitecture Committee is sensitive to the timing and wishes not to add to the already emotional, stressful, and complicated permit process. The intent of the Architecture Committee is to help mitigate any potential or costly issue (locating structures too close to property or easement lines, compliance to CC&Rs, etc.), and to share insightful lessons learned (shingles vs metal roofs, fire mitigation, wildlife turning on spigots, etc.) which could influence decisions in which could improve the overall living experience in the area. For those that are starting the building process, a copy of the Architecture Committee check list is attached. Can reach the Architecture Committee by reaching out to: Jay Shaver (jshaver255@me.com), Mike Fitzsimmons (mfitzsim2003@yahoo.com), and Levi Cox (levi23.roadrunner@gmail.com).

- **Are there any plans for road Improvements (Union Valley/Gagle)?**

Unfortunately no representation was present from the Common Area Committee to provide any updates. However, was reported that the county is resisting making any improvements, and will take the Union Valley community (including CVH) to continue to pressure the country by making our voices be heard.

Attachements:

- CVH HOA Annual Meeting Notes (07/23/2022)
- CVH HOA Financial Report (P&L)
- CVH Architecture Committee Check List
- DNR “Before You Burn”
- WA State DNR and Chelan CO Fire Mitigation Links:
 - www.dnr.wa.gov/firewise
 - http://www.co.chelan.wa.us/files/public-works/documents/firewise_landscaping_materials.pdf

HOA Board Members:

President: Jay Shaver (jshaver255@me.com)

Vice President: Emily Rapp (ndrapp@gmail.com)

Treasurer: Levi Cox (levi23.roadrunner@gmail.com)

Secretary: Mike Fitzsimmons (mfitzsim2003@yahoo.com)

Again, thanks for everyone’s participation.

Looking forward in meeting everyone during the Cleanup Day. Stay cool and safe.

Thanks

Jay