

CHELAN VISTA HEIGHTS HOA

Welcome to the CHVHOA Annual Meeting!

Board Members

Emily Rapp (President), Daniel Ramey (VP), Tristan Ansell (Secretary), and Guillaume Chabot-Couture (Treasurer)

WELCOME TO THE 2025 CHELAN VISTA HEIGHTS HOA ANNUAL MEETING

- This meeting will cover key updates, proposals, and community planning efforts.
 - Our goal is to increase transparency, improve communication, and strengthen member involvement.
- **Today's Agenda Includes:**
 - Voting procedures and new Washington State HOA law
 - Quarterly meeting structure and proposal process
 - Opportunities for committee participation
 - Road maintenance and communication improvements
 - Treasury report and proposed fine schedule
 - CCR amendment proposals
 - Discussion of potential electronic gate upgrades
 - Open community discussion and public comment

VOTING

- **New WA State Law on HOA Voting SB5129** (effective July 27th with full enforcement Jan, 2026)
 - All board elections, board removals, and governing document amendments must be voted on anonymously, and counted without involvement from candidates or interested board members.
 - **All votes will be by secret ballot this time.**
 - The board will tally the votes via PayHOA, Email, and Snail this time.
 - **Future:** Come up with a compliant way to tally votes.
 - There is a voting module coming for PayHOA, but it is not released yet.

BUILDING TRANSPARENCY AND MEMBER INVOLVEMENT

- **Transparency** in HOA operations should be a priority
- **Quarterly Meeting** schedule will be established
 - Each meeting will include a time for public comment
 - Members may present proposals to the board
 - Board will post the minutes on PayHOA within 30 days of the meeting
 - Board will review proposals and approve/reject within 30 days of hearing the proposal
- **Approved proposals will go to a community vote**
 - Voting will occur via PayHOA, email, and snail and tallied by the voting committee
 - Vote results will be shared with members and at the next quarterly meeting

COMMITTEE PARTICIPATION

- **The Road committee needs volunteers**
 - This committee will work with members on grading and road maintenance
 - It will also manage the contract/communication for plowing
- **The Voting committee needs volunteers**
 - This committee will be in charge of running elections and CCR change votes
- **The Architectural committee needs volunteers**
 - This committee will help review and approve building/landscaping requests

ROAD MAINTENANCE AND GRADING

- **The Road committee needs volunteers**
 - Thank you to owners who have been helping us grade, plow, and snow blow over the recent years
 - We need to communicate and get board approval if we are going to do work on the roads so everyone knows what's going on
 - The facebook group is not official and doesn't reach all the members.
 - Reach out to the Road committee or the board so we can send a blast communication.
 - We may need to hire a contractor to do grading if the community doesn't want owners doing that work

BOARD ELECTION

- Emily Rapp will be stepping down from the board and we need to elect a new board member.
- Each candidate has a few minutes to speak and they will be added to the ballot which will be sent within 10 days after the meeting.
- We received 1 candidacy
 - Ian Velasquez
 - Others are welcome to declare now
- Board Roles
 - After the election when the new board meets, they will adjust roles as needed.
 - The current Vice-President becomes the next President.

TREASURY REPORT

- Presented by Guillaume

PROPOSED FINE SCHEDULE & ENFORCEMENT CHANGES

- To address ongoing issues with rule non-compliance, we've created a fine schedule (attached) and are inviting community feedback.
 - Present the fine structure for owner review
 - Discuss potential updates to enforcement policies
 - Address specific areas of recurring non-compliance
- Our aim is to promote fairness and accountability while avoiding unnecessary legal costs or escalation.
- Presented by Guillaume



CVH HOA fine schedule proposal -July1 -- final.pdf

GATE NON-COMPLIANCE & RELATED CONCERNS

- We have had trouble with the lock & pin being purposefully hidden, thrown, removed, and temporarily taken.
 - We have issued a fine for this behavior because it disrupts people from using the gate as intended.
- Please use the gate as intended and do not impede the use of the gate.

PROPOSAL: ALLOW ACCESSORY DWELLING UNITS (ADUS)

- One ADU allowed per lot, attached or detached
- ADUs must be between 800 and 1,200 sq ft, or half the size of the main house, whichever is smaller
- ADUs must match or complement the main house's style
- ADUs can be rented short-term or long-term
- Construction requires Board or Architecture committee approval and county permits
- Lot owners are responsible for ADU compliance with HOA rules

UPDATE DWELLING SIZE LANGUAGE

- Apologies!
 - I made a mistake on the document I sent out the size limit is **not** being reduced to 800.
- Original Text:
 - “All structures must be placed on a continuous foundation. **No dwelling** shall be constructed having a fully enclosed main floor living area of less than 1400 square feet exclusive of patio, decks, porches, carports, sheds, and garages. The style and color of the accessory structures shall **match** the house.”
- New Text:
 - All structures must be placed on a continuous foundation. **No primary dwelling** shall be constructed having a fully enclosed main floor living area of less than 1400 square feet exclusive of patio, decks, porches, carports, sheds, and garages. The style and color of the accessory structures shall **compliment** the house.”

REVISE SETBACK REQUIREMENTS

- Maintain 100-foot setback from other HOA properties unless approved
- For non-HOA property lines, county setback standards may be used
- All proposed structures under reduced setbacks must be board approved

FIRE CODE ALIGNMENT

- HOA will follow Chelan County fire codes and rules
- HOA will still issue fines for fire code violations
- Removes outdated seasonal burning language
- The county rules are available on the Chelan County Website.
 - <https://www.co.chelan.wa.us/fire-prevention-and-investigation/pages/fire-danger-restrictions>

ELECTRONIC GATE DISCUSSION

- There are a number of people who are interested in having the current HOA road gates replaced with electronic gates.
- Jason Benson has been researching this and can talk about his findings.

OPEN DISCUSSION & PUBLIC COMMENT

- Open floor for community comments and questions
- Please be respectful and help us have a constructive dialogue
- Suggestions and new ideas will be noted for future discussion
- Everyone is welcome to speak for a maximum of 3 minutes to respect everyone's time.
- Public comment period will close and the meeting will end at noon.

THANK YOU

- Thank you for participating in the HOA meeting!
- Please let us know if you are interested in joining or starting a committee.
- You can reach us via:
- (PayHOA, chelanvistaheights@gmail.com - this might be changing...)