



Cove Overlook Park Association

Annual Membership Meeting

September 3, 2023

Pre-meeting business: President Brett Bickford and Secretary Trace Collier agree that Treasurer Jenny Black has the Board's permission and direction to open accounts for the association at Cashmere Valley Bank and close accounts at Banner Bank. One of the new accounts will be the Capital Reserve account.

Meeting recorded via Zoom and will be posted to website. Meeting started at 11:02 a.m.

Board members in attendance:

- Brett Bickford – President
- Matt Martin – Vice President
- Jenny Black - Treasurer
- Trace Collier – Secretary
- Craig Lawrence - Director

Attendees and unit: Underwood 10, Lyon 25, Hofman 2, Larson 21, DeLuca 20, Gallaher 35, Martin 29, Register 32, Collier 31, Bickford 33, Black 22, Lawrence 26.

Proxies received: Julie Judson (No votes conducted)

Motion was made to accept 2022 minutes without change. Motion was seconded by Jerry Larson

Old Business items discussed:

- No trees were trimmed
- Landscaping was conducted by Chelan's Finest
- Septic- to be pumped on September 8th and overseen by Trace Collier and Brett Bickford.
 - ✓ Septic access found under units 18 and 26.
- H2O system, no repairs
- No crack sealing took place
- No front bank beautification took place in 2022-2023
- Dangerous dog update - Owner of 16 still has dangerous dog on the property. Newer meeting attendees were given a summary of how the dog attacked an owner, and how the Board tried to have the dog removed using all legal means available. Verbal warning to meeting attendees to exercise caution if the dog is seen was given. Owner has been appropriately billed for attorney fees, but has not paid to date. Board has received no communication from the owner's attorney about information previously requested pertaining to shock collar brand/model. Owners are advised to let Board know if dog is seen without shock collar, leash, and muzzle so that next legal steps can be taken.
 - ✓ An owner asked about association liability if unit 16's dog attacks someone else. The Board advised that it has done all that it can to minimize the association's liability by



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pursuing all legal channels to get rid of the dog. The owner of the dog is personally responsible for damages.

- Capital reserves: Dues were previously increased to add to capital reserves, but no separate capital reserves account has been set up yet. That will be remedied by Treasure Jenny Black and Cashmere Valley Bank.
- Profit and loss statement: no questions or comments were offered by attendees.

New Business:

- Added \$ to the budget for tree trimming near entrance sign.
- Flagging trees for removal was offered by Brett Bickford.
- Owners complained of overgrowth of Black Berry bushes, especially on upper level. Landscaper to be employed to remove them in the spring.
- Keep current landscaper? Some disagreement about how well the grounds are kept. Brett to seek an estimate from S&G for the Overlook. S&G does the marina ground upkeep. Currently, landscaper has changed the mowing date to Fridays without letting the Board know, which has marginally impacted the sprinkler schedule.
- Upper water valve to be evaluated for possible replacement by John Sermon and Brett Bickford in Fall of 2023.
- Potholes in roads to be patched with potential crack sealing project.
- Crack Sealing was cost estimated at \$2500
- Grounds keeping budget increased to \$8000 in the budget.
- Irrigation repairs budgeted to \$1000
- Snow plowing budget increased from \$2700 to \$3000, with request for a larger cleared area in the parking lot.
- Proposed to keep dues that same, at \$1500
- Overlook had \$28,662 in expensed in last fiscal year. Remainder of income to be sent to capital reserves account once established.

Jill Register asked about traffic across our road. Many owners chimed in that they had each called the Sheriff's office (etc.) to complain and inquire about cross walks, reduced speed signs, flashing lights, speed bumps, etc. Each owner reported being stonewalled by the Sheriff's office concerning adding safety measures for pedestrians. Jenny Black volunteered to spearhead another effort to increase road crossing safety....in writing.

Trace Collier offered "inflated assessment" help with anyone who is interested.

Gene DeLuca proposed we close the meeting, which was seconded by several attendees.

Prepared by: Trace Collier, Secretary

Reviewed by: Brett Bickford, President