

2024 Annual Chelan Estates Moorage Owners Association Meeting

When: 9am to 11am, Sunday September 1, 2024

Meeting Recording:

<https://cemoa.org/owner-resources/#cemoa-docs> PW: 20BoatSlips18

Minutes:

- Brett opened the meeting and welcomed everyone
- Introduction of Board Members
- Role Call
 - Brett Bickford - President - Overlook 33
 - Gene DeLuca – Vice President – Overlook 20
 - Lori Lawrence – Treasurer – Overlook 26
 - Diana Rumelhart - Secretary – Lakeside – Remote
 - Rob Grady - Director – Heights 24 - Remote
 - Stewart McDougall – Overlook 11
 - Dave Graham – Lakeside
 - Jim Hoffman – Overlook 2
 - Jenny Black – Overlook 22, 23
 - Paul Cox – Overlook 14
 - Matt Martin – Overlook 29
 - Dave Piepel – Overlook 3
 - Mike Lane Overlook 6
 - Jerry Larson = Overlook 21
 - Harry Henderson – Lakefront
 - Chuck & Janice Lawell – Heights 23
 - Francis Collins – Heights 8
 - Mimmi Harkonen – Overlook 31
 - Mike Boyle – Lakeside *
 - Craig Lawrence – Overlook 26
 - Jessica Romero – Overlook 5 – Remote
 - Schnell -Heights 3- Remote
- One Proxy: Showalter – Overlook 17
- Motion of Approval for Last Years Minutes –
 - Motion to accept Paul and Mike seconded
 - Everyone approved, / None opposed
- Old Business
 - Annual Dues Payments are up to date through June 30, 2024
 - Review of the Annual Activity Report
 - **Marina Operation, Docks and Outer Log Booms**
 - The Board retained the services of a marina manager (Darrel Gouldin) to manage the owner and renter boat registration, insurance, boater education cards and lease agreements. The manager also monitors the marina and breakwater for any abnormal conditions, makes adjustment to the cables and empties the trash cans. The manager has a permanent residence above Cove Heights.
 - There were no dock repairs. Two dock boxes were installed for owners.

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- Two rescue ladders were installed.
- A new swim area life ring and cabinet was purchased.
- The inner log boom shore anchor drug into the water, and it was recovered and a second anchor added.
- A spill kit, with 100ft of boom and multiple packages of absorbent pads, was purchased and is located on the breakwater.
- If you are bringing gas out to your boat moored at the marina, the recommendation is that you take your boat out of the marina to pour the gas into your boat tank.

2. Breakwater Repairs and Improvements

- The invoice for the breakwater repairs that occurred in June 2023 was paid in July 2023. Several times throughout the year, breakwater sections separated and had to be rejoined.
 - A number of owners participated in helping to fix broken sections: Brett, John, Jerry, Mike
- Contractors have not been available to remove from the lake the breakwater sections that were disconnected in June 2023, but a new owner (Smith Excavation) has graciously agreed to assist by providing labor and equipment to remove them on August 17 and 18, 2024.

3. Slip Rentals.

- Nine Moorage Association rental slips were leased for the year in the amount of \$3300 and one for \$2500.
- It is anticipated that all slips will be leased in 2025 by the current lessees. The rate is proposed to remain at \$3300 for 2025. Contact Brett Bickford or the marina manager to get on the rental list. Those on the list will be contacted in March 2025.

4. Grounds and Building

- S&G Property Management performed grounds keeping and the bathroom and clubhouse cleaning.
- Pat Moore Excavation performed the snowplowing. MOE Asphalt completed crack sealing.
- The septic tank was pumped.
- A new refrigerator was purchased for the clubhouse.
- Freon was removed from the old ice machine and it was disposed of.

5. Water System

- There were no repairs. All water quality tests met requirements. Samples are taken monthly.

6. DNR Lease Cost

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- The DNR increased the marina lease fee in 2020 based on a re-assessment of the value of the marina association property in 2019. DNR is limited by State statute on the amount of the increase. See below.
 - COVE ESTATES MOORAGE OWNERS ASSOCIATION
 - Activity Report - July 1, 2023 through June 30, 2024 2 of 2
 - “The revaluation resulted in an annual base rent of \$35,828.91 for the billing period of December 1, 2019 through November 30, 2020. However, RCW 79.105.260 provides that the annual rent established for water-dependent rent shall not increase more than fifty percent (50%) from the previous year. As a result, the rent will be stair-stepped and adjusted for inflation annually until the base rent is reached.” Your base rent for December 1, 2019 through November 30, 2020 will therefore be \$17,744.52.”
 - The total cost for the 2020-2021 fiscal year totaled \$19,859.39, the 2021-2022 fiscal year totaled \$19,420.62, and the 2022-2023 fiscal year totaled \$21,718.77. The cost for fiscal year 2023-2024 was \$25,424.

7. Items budgeted not completed.

- Driveway concrete curb repairs. Handrail for the pier. Tree trimming. Flower bed improvements
- **Historical Information**
 - **DNR Lease** - A new lease with the Washington State Department of Natural Resources was executed in January 2016 and recorded with the Chelan County Auditor in March. The lease ends on November 30, 2027. A new lease application must be submitted at least 1 year prior to expiration (Nov. 2026).
- **Marina Website**
 - The website www.lakechelan covemarina.com was created for the Cove Moorage association. The basic site went live in January of 2016 and includes basic information pertaining to the Cove as well as pages for a photo gallery, units for sale, FAQ, area webcams & links. Also included are pages for the moorage and individual HOAs for reservation calendars, bylaws, covenants, meeting minutes, slip assignment forms, Rules, slip lease agreements, and other important information for the owners.
- **Summary of Marina Docks – per the Association Covenants and rules**
 - There are a total of 76 moorage slips.
 - A total of 65 slips are held by the Association and assigned to owners.
 - Ten slips are rented annually.
 - One slip is reserved for the marina manager.
 - Owners are allowed to rent to one party per year.

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- Budget
 - Reviewed the 2024_2025_CEMOA_proposed_Budget_7_30_2024.03
 - This document provides the 2023/2024 Budget, the Actual dollars spent and the Proposed 2024/2025 Budget.

- Summary

Activity	Budgeted	Actuals
Income	\$164,700.00	\$165,457.37
Expenses	(\$81,595.00)	(\$63,014.18)
Service Fees	(\$8,080.00)	(\$2,346.00)
Total Repairs	(\$37,600.00)	(\$8,635.46)
Utilities	(\$5,500.00)	(\$4,244.71)
Interest Income from Banks	\$2,000.00	\$5,455.00
Late Fees / Finance Charges	\$150.00	\$35.92

- The Refrigerator replacement was not in the original budget
- Security - we added some cameras this year
 - There is concern about vandalism
 - The cameras do capture time lapse, but we would have to increase our storage to use it as evidence
 - Craig - We would have to up our internet package if we want to have webcams including storage
 - Would have to investigate what the cost would be for live coverage and storage – Craig will follow up
- Craig reviewed Web Site updates and provided some reminders
 - to reserve clubhouse or guest slips you can use the QR Code available in the clubhouse or go to website:
<https://cemoa.org/owner-resources/> PW: 20BoatSlips18
 - New Weather Station installed and available on the website
- Notify the Treasurer if you need a new Gate Opener
- Breakwater Improvements - use remaining funds from Marina Replacement = Approx. \$135,558.00
 - -\$14,000.00 Disposal of old log boom
 - -\$11,630.55 LFS Marine materials
 - -\$648.02 Tacoma Screw
 - -\$26,000.00 Mountain Barge Service for new floats
 - \$83,279.43 remained as of 6/30/23.
 - July 2023. Installation of 2 new floats and 9 anchors.
 - -\$85,740.45 Mountain Barge Service
 - -\$1,237.43 Hardware and rigging, various vendors
 - -43.87 Kelly's Ace Hardware, shackles
 -
- Proposed amount to move to Capital Replacement reserves (CVB Savings) \$92,707.94

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	30-Jun-24	30-Jun-23	30-Jun-22
Cashmere Valley Bank Checking	63,365.00	29,895.00	31,349.00
Cashmere Valley Bank DNR CD 7/1/2025	136,768.00	134,407.00	132,094.00
Cashmere Valley Bank Capital Improvement CD	226,225.00	120,223.00	120,000.00
Cashmere Valley Bank Savings	47,969.00	124,696.00	41,728.00
Numerica Special Assessment Account	\$0.00	\$84,050.00	\$135,558.00
TOTALS	\$474,327.00	\$493,271.00	\$460,729.00

New Business

- Need to prepare for the Marina Lease renewal
 - This is a long process
 - Requires that we have a survey done
 - Currently planned for 2026
- Grounds
 - Discussed installing new drip lines to support hanging some baskets around the clubhouse
 - Discussed adding fire lines in front of the Fire Hydrant (entrance to the dock)
 - We have an issue with some folks parking their vehicles and leaving them there when they go out on the dock
 - The Fire Chief has stated that there should be no parking there
 - The offenders have been warned
 - Discussed towing them, will need to ensure that the area is clearly designated as a 'Tow Away Zone'
- Jessica Romero, Diana Rumelhart and Rob Grady are remote and sending in chats with questions
 - S&G is the Grounds Keepers
 - Diana – they are not doing a very good job
 - Seems like all they do is mow
 - Suddenly last week they cleaned up the weeds and brush
 - What are they being told to do?: Brett Response: Mow, edge, pull weeds twice a year or on demand, check sprinklers
 - Jessica – brought up blackberry bushes in the Overlook
 - Looks like Sherri Ellis is the primary worker on the Grounds, she also takes care of the Clubhouse and bathrooms
- Walked through the Proposed Budget
 - Dues, Rentals, Remotes, and Ice Machine for Revenue are expected to remain the same around \$166K
 - Expense review
 - DNR Lease – 26K, Insurance – 18K, Fees: 150, Taxes – remain the same, Band, Office Supplies, Breakwater Dock, Janitorial Supplies, Fire Extinguisher inspection, Grounds – proposing \$9500.00, Snowplowing, Water System (Resource to take samples, and the cost of testing), PO Box for collecting revenue, Bookkeeping
 - Suggested increasing the budget for the Grounds (to support updating the upper trailer parking lot (\$2500)

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- Discussed where the breaker is for the outlet and lights near the BBQ area – It's a grey box on the left side (when facing the marina) of the Electrical boxes
- Discussed the Kiddie Pool not draining properly
 - Also gets pretty nasty when full of water, e.g. algae
- Still struggling to find someone to do an Audit
 - Suggesting an Audit committee
 - Possibly use the Treasurers from each HOA
 - It would be ideal to add an Independent person to work with the Treasurers
- Discussed Water usage for the folks using our water that are not owners in the Moorage. One of them does have a pool now, should revisit what we are charging them. We are modeling our rates after the local utilities. Last increased 2 years ago.
- There appears to be some abandoned boats and trailers that have been stored in the upper boat trailer parking lot. The land belongs to the Heights. Brett took pictures and provided to Heights Association in the spring. The Moorage doesn't own any land up there. We currently have an easement with the McCloskey's for the Water Tank
- There is money budgeted for Curb Repair
- Problems with Bathroom locks, budgeted to be replaced.
- Budgeted for Tree Trimming – not to be confused with the Lake side condos
- Budgeted for permitting work to support the new Lease
- Breakwater maintenance – already into the new Budget – our year end is June 30, 2024 – have 10K for 2024/2025 and have already spent 5K removing the old breakwater sections.
- Attendees requested we add at least 2.5K for added security cameras and improved internet service.
 - Discussed the audacity of some criminals coming into the marina when there are people around watching them
 - Will work with Craig on how the budget will be distributed across hardware and network
- Proposal to fix the grounds up by the Heights where we are storing breakwater pieces and trailers. There is a big dip that causes problems accessing that area. Brett will speak with the Heights President to see if they have any issue with the Moorage filling in that dip.
 - Suggestion made that the Chain at the Trailer parking be put into some white PVC to make it more visible
 - Discussed that there may be jet skis and/or trailers that do not belong there – the Heights has been investigating that
- Brett asked if the 2025/2025 Budget is approved
 - Budget will be updated and sent out for review
 - Jim Hoffman seconded
 - The new budget will have the break out of the work on the breakwater that occurred in July 2024

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- The Breakwater is approx. 240 feet long. Cost to replace the old breakwater sections with new section like we purchased in 2023 with HDPE floats and concrete decks would be approx. 70 to \$80K each.
- Planning to use the pieces that were pulled out to dry as backup if any of the old pieces water log and sink
- Lori suggested we put the cost for the Lease Survey work in the 2025 budget
 - Everyone agreed to add \$10k
- Trying to encourage folks not to feed the ducks because they are just pooping all over the grass and walkways
- Discussed the folks that are disruptive, breaking rules, overall rudeness. Our ByLaws to provide a process for fining offenders breaking the rules.
 - We will require a name/date/photos to follow up on violations
- Does anyone want to join the Board?
 - Also down 1 Board member
 - Jerry Larson will join the Board
- Meeting was adjourned at about 11 AM

Meeting Minutes prepared by: Diana Rumelhart



Signature

Meeting Minutes reviewed and approved by: Brett Bickford and Lori Lawrence

Signatures

