

COVE ESTATES MOORAGE OWNER'S ASSOCIATION

Activity Report - July 1, 2025 through June 30, 2026

1. **Marina Operation**

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 on the weekends. The manager has a residence above Cove Heights. A box of 10 Door King driveway gate remotes was purchased. Replacement or additional remotes are available for \$50 from the Board treasurer.

The spill boom and 4 packages of oil/gas soaker pads were deployed because of a fuel squirting from a vent port on a boat. The cause was overfilling the boat's fuel tank. The issue was identified by owners walking along the dock and reporting the strong smell of gas. It took intervention to stop the discharge. We really appreciate it when people see or smell something unusual and say something.

2. **Pier and Dock Maintenance and Repairs**

Water leaks at slip 54 and 8 were repaired in May. A new metal guardrail system was purchased for installation along the sides of the pier when the water is low and the beach is exposed. The guardrails are removable for swimming season. The guardrail sections are stored by the kayak and paddleboard storage racks.

3. **Log Boom and Breakwater Maintenance and Repairs**

Batteries were replaced in the log boom (black HDPE pipes) lights. Two breakwater sections were rebuilt using logs from previous breakwater sections that were removed in years past and stored below Cove Heights to dry out. Ten (10) other sections of log booms that were also stored below Cove Heights were stripped down to the cedar logs. The logs were transported to Lake Chelan Tree Service property in Navarre Coulee. All other wood framing members and fasteners from the demolition were disposed of. On several occasions the Marina Manager and owner volunteers reconnected breakwater sections where connection cables and chains had failed.

4. **Grounds and Building**

Tank's Excavation & Landscaping performed grounds keeping and the bathroom and clubhouse cleaning. Pat Moore Excavation was signed up for snowplowing but none occurred. Driftwood was removed from the boat launch twice by Lake Chelan Tree Service. Harvest Valley Pest Control sprayed bare ground treatment in the fall at the sign and sprayed pre-emergent weed killer in the spring. Tank's Excavation did several part days of hand weeding. Tanks also removed the vegetation by the COVE entrance sign and placed 2-to-4-inch rock last summer. The AED batteries and shock pads were replaced. Lake Chelan High School Carpentry Club built 3 new picnic tables for the grounds. Wi-Fi and Cove Website information can be found on page 3.

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5. **Slip Rentals.** Nine Moorage Association rental slips were leased for the year in the amount of \$3300 and one for \$2500. The rate is proposed to remain at \$3300 for 2027. Contact the Marina Manager to get on the rental list. Those on the list will be contacted in March 2027.
6. **Water System**

The water tank was cleaned by a company called Liquivision as recommended by the Health Department. The work was coordinated by our Washington State Health Dept. approved water system manager Clint Hepler. There was less than 1 ft of sediment in the bottom of the tank. At the annual Health Dept. inspection in May, they identified we had stored oil, paint, fuel and other possible water well contaminants in the storage shed which was within a 100ft of the well. We were required to remove the items and asked to make sure no water contaminants were stored or used within 100 ft of the well in the future.
7. **DNR Lease Renewal**

The current DNR lease for the marina expires November 2027. A survey of the existing pier, docks, log booms and breakwater was about 90% complete by end of the fiscal year. The application for lease renewal and the new survey is expected to be submitted by end of August 2026 ahead of the deadline of November 2026. Notice of intent to renew the lease was provided to DNR in May. Historical information on the lease is provided on page 3.
8. **Items budgeted not completed.**

Driveway concrete curb repairs, new security cameras, fire extinguisher inspection, clubhouse roof inspection for possible membrane replacement, and a limited financial review.

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MARINA HISTORICAL INFORMATION

Marina Dock Facilities – per the Association Covenants and rules

- a) There are a total of 76 moorage slips.
- b) A total of 65 slips are held by the Association and assigned to owners.
- c) Ten slips are rented annually.
- d) One slip is reserved for the marina manager.
- e) Owners are allowed to rent to one party per year.
- f) There are 4 designated guest slips
- g) See Marina Rules and Slip Lease forms (owners and renters) for additional information.

DNR Lease Renewal - 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 2016. The current lease ends on November 30, 2027. A new lease application must be submitted at least 1 year prior to expiration (Nov. 2026). The 2026 lease required that the 2016 dock's tires, foam floats and pressure treated wood be removed by the end of the lease, which was accomplished by replacing the marina in 2020. The lease also required that any extra breakwater floats or other material rafted to the breakwater be removed.

Lease Valuation from DNR Fall 2019

"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. The cost for fiscal year 2024-2025 was \$25,566. The cost for fiscal year 2025-2026 was \$26,054.21.

Marina Website

The website www.lakechelancovemarina.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.