

Cove Overlook Park Association Annual Meeting Minutes

Sunday September 7, 2025

Meeting summary was recorded via Zoom and was used to assist in creation of these minutes of the 2025 meeting. Meeting started at 12:00 noon.

Board members in attendance:

- Brett Bickford – President
- Jenny Black – Treasurer
- Craig Lawrence – Director
- Mimmi Harkonen – Director

Motion was made to adopt 2024 minutes without change.

Old Business (*from 2024 meeting new business*)

- Changes to the proposed budget included:
 - \$1000 amount for the line item for “Small tree, shrub removal by groundskeeper” was moved to the “Tree Maintenance” line for a new total of \$4000
 - A line was added for Boundary Adjustment legal and surveying in the amount of \$5000.
- Stairways and handrails from lower driveway to play field were discussed.
- Boundary line discussion, Cove Heights owns the boat trailer parking lot, dog park, parking lot, playfield and lower bank between playfield and lower-level Overlook lots.
- Black berries are becoming a big problem. Need quotes for removal.
- Request made that Unit 6 reseed lawn following construction project that caused damage.
- Dangerous dog legal fees and assessment against the owner discussed.
- Tree removal/trimming and landscaping costs are expected to increase.
- A proposal to look into a property management company was made. A vote was taken, and the proposal was defeated.
- Trace Collier to leave the board after 6 or 7 years.
- New board members Mimmi Harkonen, Gene DeLuca, and Jessica Romero

New Business

- The 2025-2026 proposed budget spreadsheet was reviewed. Expenses from the previous year were discussed to help determine the appropriate budget for the new fiscal year.

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New Business (continued...)

- The board discussed several operational matters, including tree removal, septic system maintenance, and irrigation system repairs. They agreed to extend the septic system pumping interval to 2028, as there was only a foot of sludge in each tank. The board also addressed a situation where blackberry removal work by a contractor inadvertently damaged some irrigation lines and Wi-Fi equipment, deciding to reimburse the affected owners rather than pursuing the contractor for damages. The current annual dues of \$1,500 and proposed maintaining the \$500 per year capital reserves contribution was discussed and maintained.
- The board reviewed financial matters, including billing practices and a new CD account with Cashmere Valley Bank holding \$225,000 with a 3-month term. They discussed Tank's performance as a contractor, noting his reasonable rates and willingness to go above and beyond, though acknowledging room for improvement.
- The board discussed a proposed boundary adjustment for the entire park to address issues with skewed property lines that could affect future property sales and title insurance. Initial cost estimates were in the range \$30,000-33,000 for a surveyor and attorney fees. The board agreed to write up a proposal for membership review prior to proceeding with the expenditures and surveys.
- There was discussion of the Chelan PUD project to relocate transformer boxes and bring fiber optic cable to the Overlook. During a May meeting, the PUD agreed to changes to transformer placement based on concerns expressed by the board.
- The group discussed concerns about snow plowing services, particularly regarding performance and a recent claim that he wasn't being paid. The treasurer confirmed she had paid the bills within the 2-week timeline and offered to arrange a meeting to discuss the complaint. Parking issues that had caused liability concerns with vehicles blocking or inhibiting snow removal equipment were discussed. It was agreed to remind owners about problems caused by parking on or too close to the driveway during snow removal days.
- The board discussed plans for cleaning and organizing the "clubhouse/cabana" community building which is used for storage. They agreed to post a notice about cleaning efforts and potentially schedule a work party in the spring. The idea of adding a bathroom with a shower to the cabana was discussed, possibly during a future septic system upgrade.

Meeting Minutes prepared by: Craig Lawrence, Secretary 2025-2026 Board

Reviewed by:  , President 2025-2026 Board
Brett Bickford