**Village at Lake Chelan**

**Special Board Meeting Minutes**

**February 27, 2020 10:00am**

**Toni House’s Garage 609 Havenwood Drive**

**Call to order**

The meeting was called to order at 10:00. In attendance were Leslie Burns, Toni House and Ginny Miller. Darren Joyal attended via speakerphone. Gary Larsen was absent.

**New Business:**

Boundary lot line adjustment proposal to accommodate driveway on lot 74 (Leslie)

History:

Eastern WA Construction (Jorge Ochoa) met with our current Lead ARC member Mike Wilson back in July 2020.  Mike told Jorge that the original driveway plan Jorge submitted would not meet the ARC standard and an overall 8-foot wide driveway would be too narrow.  At that meeting, Jorge then presented Mike with a plan that included a curved driveway with an 8-foot entrance, which flared into a wider driveway as it reached the front of the house.  There is no ARC standard requiring a certain width to the entrance of a driveway, thus it met the ARC standards.  The driveway was therefore approved.  Jorge told Mike he wanted the driveway in that particular configuration because he thought it would provide for a better view from the home and it would not encroach on the common area along Village Drive.   Jorge initialed the plan, acknowledging he understood the plan.  On July 13, 2020, Mike Wilson followed up with a letter to Jorge, making it perfectly clear there must be no cement in the 5 ft setback (side yard) nor on the HOA common area.

In November 2020, the driveway was poured in conflict with the approved plan.  Jorge was immediately contacted and met with Mike Wilson and board member Toni House and was advised a section of the driveway was on the HOA common area and that portion would need to be removed.  Toni explained the board does not have the authority to give away common area to an owner, nor does the board have the authority to grant permission for an owner to build on common area. Jorge acknowledged that he understood.  Jorge agreed to remove the area of the driveway infringing on the common area.

After the November meeting with Jorge, Mike and I met with one of the buyers and their real estate agent to discuss the problem.  We explained the entire situation, explained the authority the board did and didn’t have regarding easement/common area and told the buyer the board welcomed working with the buyers to come up with a design plan that would work for them and also fit within the guidelines of the ARC standards.  The buyer expressed complete understanding and willingness to comply with the ARC standards, while also working to preserve the common area.

In January 2021, the buyer proposed a lot line adjustment, which essentially shifts the lot line boundary over approximately 5 feet, swapping the portion of the driveway for another section. The adjustment would maintain the same amount of common area, while allowing the driveway to remain intact and more aesthetically pleasing and user-friendly. The buyers agreed to pay all associated fees and costs pertaining to a lot line adjustment application with Chelan County, to include any survey fees.

Leslie made the following motion:

Motion to approve the proposal for a lot line adjustment on lot 74. The application shall be filed with the Chelan County Offices of Community Development, with the following stipulations:

1. All fees and costs associated with the application and approval process shall be paid by the developer, Jorge Ochoa or purchasers of the home.
2. All fees and fines, to include HOA dues, late fees, fines and lien costs shall be paid in full by the developer prior to the application being submitted to the County.
3. The developer shall pay the HOA dues for the next 3 months in advance and prior to application submittal.
4. The developer shall install gutters and downspouts prior to application submittal.
5. The developer shall allow the ARC members to inspect the drywell for completion and appropriate size prior to application submittal, while meeting the following requirements:
	1. All surface drainage from the site shall be contained on the site.
	2. All grading shall be designed to prevent drainage from flowing onto roadways or adjacent property.

Motion seconded. Motion approved. Leslie will work on completing the application.

**Adjourn**

Meeting adjourned at 10:39.