

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Thursday, August 25, 2022

8:32 a.m. – 10:55 a.m. via Zoom Video Conference

Call to Order: The meeting was called to order by Jim Gurke at 8:32 a.m.

Present: Jim Gurke, Lew White, Bart Harmeling, Larry Peabody, and Lori Wentland.

Approval of Minutes: The Meeting Minutes of July 21, 2022 were unanimously Board approved.

Finance Committee Report: Lew White

- Lew provided the financial reports for July and YTD.
- Unexpected expenses occurred due to clean-up and repairs following the heavy rainfall. Lew and Bart will evaluate the budget related to facilities.
- The forecast is currently on track to finish with a positive variance to budget.

Facilities Committee Report: Bart Harmeling

- Bart reviewed the timeline of summer projects. Vacant lot mowing has finished, and vacant lot irrigation will end on August 31. Erosion damage repairs were completed along roads and trails.
- The gate keypads are still malfunctioning due to heat. Jim and Bart led a discussion on options for short-term and long-term gate solutions.
- Most facilities expenses are expected to finish in October (except snow removal and sanding).

Architectural Design Committee: Larry Peabody

- Larry presented his monthly report of activities involving the ADC.
- There are currently six lots with construction projects underway. Larry recapped the status of each project and the related actions of the ADC.
- Larry reports that his committee is working very well together as a team.

President's Report: Jim Gurke

- Jim reviewed preparations for the 2022 Annual Meeting, via Zoom on Saturday, September 10 at 10:00 a.m. He sent an email Notice of Meeting to all Owners on August 22, including documents and reports pertinent to the meeting.
- Jim reports proxies are coming in via email, and expects to reach a quorum shortly.
- The unhealthy and dying pine trees along BMR Road will need to be taken down and removed, and this will be done in collaboration with the other BMR entities.

A conversation about the Firewise process was briefly joined by Bob Wentland.

New Business: None

Old Business: None

Next Scheduled Board Meeting: Thursday, September 15, 2022 (tentative)

Adjournment: The meeting was adjourned by Jim Gurke at 10:55 a.m.

The minutes were prepared by Lori Wentland, CCHOA Secretary.