

**CLOS CHEVALLE HOMEOWNERS ASSOCIATION
CCHOA BOARD MEETING MINUTES
August 15, 2019
8:35 a.m.-12:00 p.m.**

Present: Jim Gurke, Larry Peabody, Bart Harmeling and Pamela Ahl

Absent: Lew White

Minutes: The July 26, 2019 minutes were Board approved.

Finance Committee: Lew White

- Jim gave the financial report in Lew's absence. Each Board member was given a copy of the Income/Expense report, the Account Balances and the Financial Transaction Expense Report for the month of July.
- As of August 15, the owners of Lot 29 remain delinquent on their HOA assessment including penalties. Lew has advised them that if the assessment and interest are not paid by September 1, their lot is subject to lien. A decision to do so will be made in the future.
- Grandview Village has paid their portion of Parks and Trails maintenance expenses in the amount of \$1048. and is up to date through July's invoice.
- Lew will give the Audit Committee report at the Annual Owners Meeting on August 31. The 3 person Audit Committee comprised of Steve Kennedy, Randi Burchett and Sue Chappell are non-Board members that review our financial statements, controls and practices annually. The audit committee has agreed that rather than incurring the expense of an independent CPA to review and conduct an annual audit that it would be an unnecessary expense (\$5000.) for our HOA. Therefore the Board recommends a vote for Resolution #1, waiving a yearly, independent Certified Public accountant audit.

Facilities Committee: Bart Harmeling/Pamela Ahl

- Keyhole has completed work on the Mirabella and Clos CheValle gates. They replaced the main photo beams and topped off the oil and adjusted the gate arms.
- The culvert on Lot 66 remains plugged. Sand and rock plugged the culvert due to heavy rain and has been attributed to work that was done by Antonio's Landscape company. The home owners have sent several emails to Antonio but have received no reply. Jim will contact Antonio with a cc to Bart asking for a response as to what the plan is to restore the functionality of the culvert.
- Bart received a bid from Jesus, in the amount of \$6000. to restore the ditch along 700 feet of Bene Vista in addition to rebuilding numerous check dams in the ditch. Bart recommends that we scale down the job this year, using material that will support the road and prevent winter/spring runoff and then add the remainder of the job to Special Projects for the 2020 budget.

Architectural Design Committee: Larry Peabody

- Larry gave his report on the past month's activity involving the ADC. Board members were issued a copy of the monthly report.
- Lot 64-septic has been approved and will be back-filled this week.
- Lot 55-the owners have purchased Lot 56.
- The updated and revised Application for Architectural Design Committee has been Board approved and will be posted to our website by Jim Kott by the Annual Owners Meeting.

Secretary's Report: Pamela Ahl

- Several calendar changes were Board approved. The September 19 Board meeting was canceled due to several scheduling conflicts. The October 17 Board meeting has been rescheduled to Thursday, October 10.

President's Report: Jim Gurke

- The August 11 Meet and Greet, hosted by Rocky Pond Winemaker Shane Collins and tasting room manager, Jill Babcock was well attended by Clos CheValle residents. The informational meeting was a chance for us to meet Rocky Pond owners David and Michelle Dufenhorst and taste the wine varietals they grow in the Clos CheValle vineyards.
 - Grandview HOA is awaiting a bid from Hernandez landscaping for improvements to the CC access trail. The plans and bid will be submitted to CCHOA for approval before work proceeds.
 - In preparation for the August 31 Annual Owners Meeting, Jim presented the draft agenda for Board discussion. With a few minor additions, the draft agenda was approved.
 - Jim will send an email to owners reminding them of the Annual Meeting date and time, the after meeting picnic and to send in their proxy vote if not attending the meeting.
 - Chris Snapp asked for and received road usage figures from Jim on the number of lots in Clos CheValle, the number of completed homes, and the number of vineyard acres in Clos CheValle. This information will be forwarded to the engineering company hired by BMR to conduct a traffic and use study for BMR road in order to determine fair percentages based on use from each user segment. Mr. Snapp acknowledged that there is no obligation on CC's part but would appreciate the information to complete their study.
 - Jim updated the Board on the waterfront easement owned by the developer. Jim reviewed an email sent by GV HOA Board President Mark Babcock that indicated that GV still believes rights granted to GV and CC plats as the Benefited properties would allow us to pursue developing the waterfront buoys and parking lot per the terms of the easement, though design, permitting, construction and administration may still be factors preventing GV and CC from wanting to pursue development. This remains an ongoing development feasibility study.
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- Old Business: None
 - New Business: None

The meeting was adjourned at 12:00 p.m. by Jim Gurke.

Next scheduled meeting: Thursday, October 10, 2019, 8:30 a.m., Jim Gurke's home.

The minutes were prepared by Pamela Ahl, CCHOA Secretary