

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

October 17, 2024

8:34 am, via Zoom

Call to Order: The meeting was called to order by Jim Gurke at 8:34 am.

Present: Jim Gurke, Bart Harmeling, Lew White, Larry Peabody, and Karin Polzin.

Approval of Minutes: The minutes of August 15, 2024 were unanimously Board approved. The draft minutes of the September 14th Annual Owners' Meeting were unanimously board approved, with one small change.

Facilities Committee: Bart Harmeling

Landscape Maintenance and Vacant Lots

- Recent windstorms have downed sumac trees in the park.
- Irrigation shutdown is scheduled for 10/18/24
- Final park mowing will take place 10/23/24.
- Irrigation blowout is scheduled for 10/25/24.
- Bart will open the vacant lot valves after the park blowout on 10/25/24.

Gates and Portable Toilet

- Bart will disconnect the Alta Vista gate photo eye by the end of October.
- The portable toilet will be taken out of service by the end of October.

Finance Committee: Lew White

- Under budget for the month, but landscape maintenance still unusually over budget for the year.
- Net Operating Income (NOI) continues to improve above budget. The hope is for a mild winter with minimal or budget level snow removal to continue this trend.
- The 2024 CCHOA Budget planning/timeline was reviewed in detail.

Architectural Design Committee: Larry Peabody

Active Projects and Issues

- Lot 42 – Owner occupied with site work continuing.
- Lot 40 – For ADC purposes, this project is complete.
- Lot 36 – For ADC purposes, this project is complete.
- Lot 14 – Main north side retaining walls are installed. The west property line retaining wall is underway. The foundation work should start prior to the end of October.

New and Prospective Applications

- Lot 49 – No additional information to report.

Summary

- Completed homes in CCV: 47 of 67 total lots in CCV
- New homes under construction: 2 (Lots 14, 42)
- New home apps pending or approved: 3 (Lots 19, 49, 54)
- Expected construction starts in 2024: 1 (Lot 49)

President's Report: Jim Gurke

- Annual Meeting (September 14th 10am) Recap
- FTC Reporting Requirements for HOA's (FinCEN) Corporate Transparency Act

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Old/New Business: None

Adjourned: The meeting was adjourned by Jim Gurke at 10:53 am.

Next Scheduled Meeting: November 21 at 8:30 am via zoom.

The minutes were prepared by Karin Polzin, CCHOA Secretary.