

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

July 18, 2024

8:37 am, via Zoom

Call to Order: The meeting was called to order by Jim Gurke at 8:37 am.

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

Approval of Minutes: The minutes of May 16, 2024 were unanimously Board approved. The June meeting was cancelled.

Facilities Committee: Bart Harmeling

Landscape Maintenance--Recent windstorms have downed more sumac trees in the park. Brush clearing has been completed and the brush pile has been chipped. Irrigation has been repaired in the park and along trails and the second weed spraying along roads and trails has been completed. Pam worked with crew to trim entrances and middle trail.

Vacant Lots--Irrigation is proceeding as planned and the second mowing will take place in July. Portable Toilet--A waste bucket has been placed outside the portable toilet and installation of a combination lock was discussed.

Gates--Bart briefed the board about information concerning new entry systems.

Finance Committee: Lew White

- Progress operationally for the year is good; kudos to Bart. The rest of 2024 should be normal operations.
- Cash is sufficient for 2024 operations.
- Maintenance categories collectively are significantly under budget.
- No issues are evident to alter a forecast of below budget expenses and a larger than budgeted contribution to cash reserves.

Architectural Design Committee: Larry Peabody

- Larry updated the Board regarding the status of active projects and issues, as well as the status of new and prospective applications.
- The Architectural and Landscape Design Guidelines (ALDG) revisions are completed, except for some Word formatting issues.

President's Report: Jim Gurke

- Jim gave the Board an update on the Rocky Pond tasting room project, which has been approved by the county.
- In preparation for the Annual CCHOA meeting on September 14, at 10am via zoom, Board members were asked to submit reports to Jim by August 19.

New Business: None

Old Business: None

Next Scheduled Meeting: September 19, 2024 at 8:30 am via zoom.

Adjourned: The meeting was adjourned by Jim Gurke at 10:50 am. The minutes were prepared by Karin Polzin, CCHOA Secretary.