

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Tuesday, July 18, 2023

8:33 a.m. – 12:20 a.m. via Zoom

Call to Order: The meeting was called to order by Jim Gurke at 8:33 a.m.

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

Approval of Minutes: The minutes of June 15, 2023 were unanimously Board approved.

Special Meeting: On July 6, 2023, the Board held a Zoom meeting for the HOA to discuss a proposal regarding the vineyard tracts. Opinions from owners both for and opposed were represented. The President will follow up with more information on the voting process.

Finance Committee: Lew White

- Lew provided the Board with the monthly and YTD financials.
- Lew reports the expenses are tracking favorable to budget to date.
- A review by the Audit Committee will be conducted ahead of the Annual Meeting.

Facilities Committee: Bart Harmeling

- Bart gave an update on summer projects, including heat shields for gate keypads, and upcoming spraying and vacant lot mowing at the end of July.
- Jim Batdorf is stepping down from his role on the committee. The Board would like to express its thanks to Jim for his several years of Board and Committee service. Doug Gibson will take over those tasks.
- Bart did some research on future road repairs, and talked to a county employee about it. He will include information about it in his annual report.

Architectural Design Committee: Larry Peabody

- Larry reviewed his monthly report of all activities involving the ADC.
- Larry will conduct on-site visits, and address a lighting issue.
- A drainage problem is being looked into by Larry and Bart.

President's Report: Jim Gurke

- Planning for the Annual Meeting on Saturday, September 9 is underway. Committee reports are due on August 8.
- The July 6 Special HOA Meeting was held to provide Owners with an open session to discuss and to learn more about a pending proposal that would require an amendment to the Protective Covenants. It had been previously agreed to not hold final voting at this meeting, but rather to extend the voting period and offer more time for the proposal's consideration. An overview discussion was held with opinions and ideas brought forth in favor and opposed

to the proposal. Jim will provide the HOA an update regarding the voting process.

New Business: None

Old Business: None

Next Scheduled Meeting: Thursday, August 17, 2023 at 8:30 a.m. via Zoom.

Adjourned: The meeting was adjourned by Jim Gurke at 12:20 p.m.

The minutes were prepared by Lori Wentland, CCHOA Secretary.