

**CLOS CHEVALLE HOWEOWNERS ASSOCIATION
CCHOA BOARD MEETING MINUTES
October 9, 2019
8:35 a.m.-11:30 a.m.**

Present: Jim Gurke, Bart Harmeling, Lew White and Pamela Ahl.

Absent: Larry Peabody

Minutes: The August 15, 2019 minutes were Board approved. Due to scheduling conflicts, no September Board meeting was held.

Finance Committee: Lew White

- Finance Committee member and Bookkeeper Kerry Albright attended this session via conference call, for her participation in the initial discussion regarding the 2020 Budget. Prior to the call, Lew distributed the 4th quarter cash flow forecast for 2019, the 2019 Profit & Loss statement as of September and the P&L forecast for the remainder of the year. During the call, Lew and Kerry assigned 2020 expense budget responsibilities to Board members. The first Budget draft will be reviewed at the November 21 Board meeting.
- The Budget schedule was Board approved. The final 2020 Budget will be set to be Board approved at the January 16 Board meeting.
- Lew will contact our Attorney Jeff Fehr in order to file a lien against Lot 29 due to unpaid assessments.
- Grandview Village has paid their portion of Parks & Trails maintenance expenses in the amount of \$786.23 and is up to date as of the August invoice.

Facilities Committee: Bart Harmeling/Pamela Ahl

- Bart purchased new gate batteries for the middle gate and cleared brush around the sensor. The charging system is now working.
- One-way deer exit gates will be one of the budget considerations Bart will research. Fish and Wildlife will be contacted for regulation guidelines regarding the one-way gates and cost.
- Small signs will be made for the inside of all 3 gates. People walking the trails and roads have been observed pushing one side of the gate open to pass through which damages the mechanism.
- Work on the culvert that was plugged on Lot 66 is complete.
- Jesus completed repairs along Bene Vista Road which included restoring the ditch by removing sediment and lining the ditch with rip rap rock. New check dams will be scheduled for installation in spring 2020.

Architectural Design Committee: Larry Peabody

- In Larry's absence, Jim Gurke led the review of Larry's ADC report
- Lot 64 has been required to install a fire sprinkler system. This is the first required system within Clos CheValle. Code now allows for the domestic water supply, within the residence, to serve as the fire suppression source of water.
- 36 homes have been completed out of a total of 67 lots.
- 3 homes are currently under construction with 3-5 expected starts in 2020.

President's Report: Jim Gurke

- Jim asked for Board members' feedback regarding the Annual CCHOA Meeting held August 31, 2019. There was positive feedback from both Board members and owners. General comments were that the meeting was very informative and well paced. We all agreed that the Fire Station continues to be a good meeting venue, with its facility, roominess and location. The picnic was well attended and will likely be continued going forward.
- This week, Jim will send an email to all owners reminding them that the irrigation water will be turned off for the season on October 20th. This letter will announce the new assessment timing and ask owners if there are any changes to their preferred email address for receiving CCHOA updates and information. The draft minutes for the 2019 Clos CheValle HOA Annual Meeting will also be included so that owners will have the opportunity for questions or comments.
- With Pam Ahl's plans to resign from Board Secretary duties at the end of the year in order to focus on Facilities Committee duties, we will invite Lori Wentland (Lot 20) to join us for her further consideration of Board service to replace Pam.

Old Business: None

New Business: None

The meeting was adjourned at 11:30 a.m. by Jim Gurke.

Next scheduled meeting: Thursday, November 21, 2019, 8:30 a.m. Jim Gurke's home.

The minutes were prepared by Pamela Ahl, CCHOA Board Secretary.