

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

August 15, 2024

8:49 am, via Zoom

Call to Order: The meeting was called to order by Jim Gurke at 8:49 am.

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

Approval of Minutes: The minutes of July 18, 2024 were unanimously Board approved.

Facilities Committee: Bart Harmeling

Landscape Maintenance and Vacant Lots

- Additional sumac trees fell and were cut down. An irrigation valve in the park was replaced. Weeds were sprayed in park drainage course and on the trail along La Collina.
- Vacant lot irrigation to be shut off by the end of August, and the second and final mowing took place in late July.

Fences and Mailboxes

- Several fence breaks have been repaired. Bart will walk the fence line this month.
- Two parcel box locks were repaired, but the parts are worn. New parts have been purchased for future use.

Estimate to clean and fill cracks (MOE Asphalt)—2025 budget consideration

- Bart has secured an estimate for our streets and trails, and seeks additional estimates.

Finance Committee: Lew White

- Total July Expenses were over for the month, (branch and brush removal), but remain well under YTD Budget.
- Net Operating Income (NOI) for the month is still tracking significantly over budget (good).
- This winter's snow removal will be the major determinant in year-end budget performance.
- Thank you to Bart and Pam for consistently and expertly managing the budget.

Architectural Design Committee: Larry Peabody

Active Projects and Issues

- Lot 42 – Retaining wall proposal submitted and approved with conditions.
- Lot 40 – Awaiting GC reinstallation of the pool.
- Lot 36 – Landscaping has begun.
- Lot 14 – Site work has begun.

Summary

- Completed homes in CCV: 45 of 67 total lots in CCV
- New homes under construction: 4 (Lots 14, 40, 36, 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

- Updated ALDG document ready to post on the website.
- Preparation for September 14th Annual Meeting was discussed.

Old/New Business: None

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

Next Scheduled Meeting: October 17 at 8:30 am via zoom.

The minutes were prepared by Karin Polzin, CCHOA Secretary.