

CLOS CHEVALLE HOMEOWNERS ASSOCIATION
Board Meeting Minutes
Thursday, August 19, 2021
8:36 a.m. – 11:38 a.m. via Zoom video conference

Call to Order: The meeting was called to order by Jim Gurke at 8:36 a.m.

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

Approval of Minutes: The draft minutes of July 15, 2021 were unanimously Board approved.

Finance Committee: Lew White

- Lew reviewed the financials for July and YTD. He sent copies of the draft financial reports for the Annual Meeting to the Board.
- The budget is on track for the year so far. Budget forecasting continues to improve.
- The cost of future road resealing is under consideration to be included in the next budget cycle or two.

Facilities Committee: Bart Harmeling

- Bart reported on the status of completed and ongoing maintenance projects.
- Irrigation maintenance costs were over budget due to broken valves and pipes. A water pressure regulator is being considered.
- Pam will supervise upcoming tree and brush trimming work.
- Curb repairs are on hold due contractors' busy schedules.

Architectural Design Committee: Larry Peabody

- Larry presented his monthly report of activities involving the ADC.
- Larry gave an update on building projects that are underway or due to begin.
- The Board sent a letter and email to an owner addressing non-compliance issues.
- Larry plans to address ways to improve communication and help projects run smoothly in his Annual Meeting report.

President's Report: Jim Gurke

- Planning for the Annual Meeting is well underway. The meeting will be held via Zoom on September 11. Official notice must be sent 14-60 days in advance. Jim will draft a "save the date" email to be sent to Owners this week.
- The deadline to send in committee reports to be included with documents for the Annual Meeting is August 25.
- A lot owner's request for an access easement was drafted and signed by neighboring parties and is awaiting completion by the owner.
- Jim updated the Board on talks with BMR entities in regard to the shared road maintenance liability. We will continue to keep listening to their proposals.

New Business: None

Old Business: We need active participation from Owners to fill future vacancies on the CCHOA Board.

Next Meeting: Thursday, September 16, via Zoom.

Adjournment: The meeting was adjourned at 11:38 a.m. by Jim Gurke.

The minutes were prepared by Lori Wentland, CCHOA Secretary.