

**CLOS CHEVALLE HOMEOWNERS ASSOCIATION  
CCHOA BOARD MEETING MINUTES**

**June 20, 2019  
8:30-11:20 a.m.**

**Present: Jim Gurke, Bart Harmeling, Larry Peabody, Lew White and Pamela Ahl**

**Call to Order: Jim called the meeting to order at 8:30 a.m.**

**Minutes: The May 14, 2019 minutes were Board approved.**

**Finance Committee: Lew White**

- Lew presented the Income/Expense report, the Account Balances and the Financial Transaction Expense Report for the month of May. Timing of certain expenses preceded their budgeted month due to newly adopted accrual method accounting. The Board will make necessary adjustments for next year's budget monthly timing accordingly.
- As of June 20, the owner of lot 29 remains delinquent on their HOA yearly assessment including penalties in the amount of \$1382.98.
- Grandview Village has paid their portion of Parks and Trails maintenance expenses for April in the amount of \$821.
- The 2020 budget spreadsheet will breakdown the landscape and maintenance expenses into more comprehensive categories for example; street sweeping, road and trail weed spray, apple sucker removal, etc.

**Facilities: Bart Harmeling/Pamela Ahl**

- Second round of lot mowing will begin mid July.
- Apple starts were completely removed from all common areas and vacant lots mid June. Jim complimented the team on an excellent job overseeing the timely and cost effective project.
- Replacement covers for the electronic eye on the main gate have been ordered. Next year the Board will consider replacing the electronic eye with a reflective style photo beam depending on the cost.
- A general maintenance appointment is scheduled for the Mirabella gate on July 5.
- Bart will speak with Gabino to obtain the name of the contact person for BMR Road maintenance for communication purposes regarding weed spraying along BMR Road from Hwy 97 to Mirabella and any other road maintenance issues.

**Architectural Design Committee: Larry Peabody**

- Larry gave his report on the past month's activity involving the ADC. Board members were issued a copy of the monthly report.
- A draft application for the Architectural and Landscape Design Guidelines was presented to each Board member. The Board approved the new format with one change, Home Site number will be changed to Lot number.
- The retention pond access issue between Lots 58 and 59 was resolved.

**President's Report: Jim Gurke**

- A Tasting Meet & Greet for the Clos CheValle community is being arranged with Shane Collins, Rocky Pond winemaker and Jill Babcock, Tasting Room manager, for a Sunday evening in July or August. Thanks to the Rocky Pond team for this idea and generous gesture.
- At the July meeting, the Board will prepare for the Annual Owners Meeting, including a draft agenda. The meeting will be held Saturday, August 31, 2019 from 12:00-2:00 p.m.
- Jim will call to reserve the Chelan Fire Station for the Annual Owners Meeting.
- Notifications will be sent in August to all owners for the Annual Owners Meeting date and time, Ballots and the 2018 Annual minutes.
- Guidelines were prepared for Homeowner moving sales and Board approved. Permission was granted to Lot 34 to proceed with their moving sale request.
- Grandview Village HOA has submitted a request for permission to make access trail improvements in Clos CheValle at Grandview's expense. The Board agreed that with an approved plan and an approved contractor the project can proceed. CCHOA Attorney Jeff Fehr has been contacted and will draft an appropriate agreement to be executed by the parties if the project is to continue.
- An additional request by Grandview Village HOA for researching feasibility of providing boat buoys on CC and GV developer's waterfront easement has been rejected by the CC Board, due to lack of actual rights and developer's lack of interest due to prohibitive permitting and cost, pending further inquiries.

**Old Business: None**

**New Business: None**

**The meeting was adjourned at 11:20 p.m. by Jim Gurke**

**Next scheduled meeting: Thursday, July 18, 2019, 8:30 a.m. Jim Gurke's home.**

**The minutes were prepared by Pamela Ahl, CCHOA Secretary**