

CLOS CHEVALLE HOMEOWNERS ASSOCIATION
(DRAFT) 2022 Annual Meeting Minutes

September 10, 2022, 10:00 a.m.

Zoom Video Conference

Call to Order: President Jim Gurke welcomed the attendees to the Zoom meeting and called the meeting to order at 10:05 a.m. Prior to the meeting, the meeting notice, agenda, ballot, proxy, 2021 draft minutes, and the committee reports were emailed to Owners.

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

Confirmation of Notice of Meeting and Quorum: All Owners had submitted their consent for electronic notices to be sent. It was confirmed that a Notice of Meeting was sent to all Owners via email on August 22, 2022, as required by the RCW, and that a quorum was established. A total of 42 lots were represented, either by proxy (27) or attendance (15), for a 62.6% representation.

Approval of Minutes: The Draft Annual Meeting Minutes of September 11, 2021 were unanimously approved.

Board and Committee Introductions: Jim Gurke introduced the Board members and thanked them for their service. He acknowledged the contributions of each of the following Committee members: Kerry Albright, Finance Committee; Pam Ahl and Jim Batdorf, Facilities Committee; Joe Ahl and Jenn Norman, Architectural Design Committee; Jim Kott, Webmaster; Sue Chappell, Audit Committee.

Election of Board Members: The current Board members were willing, and were nominated, to continue in their roles for the 2022-2023 term. Jim called for any other nominations, but none were offered, and no other nominations came through proxy submissions. A vote to re-elect the five nominees was unanimously passed. The Board went into executive session and voted unanimously for the officers to retain their positions: Jim Gurke, President; Lew White, Treasurer and Finance Committee Chair; Lori Wentland, Secretary; Larry Peabody, Vice President and Architectural Design Committee Chair; Bart Harmeling, Vice President and Facilities Committee Chair.

Finance Committee Report: Lew White

- The Finance Committee Report was sent to Owners via email on August 22.
- Lew summarized the year to date financials through July, with 2022 expenses managed within budget for the year so far. The current trend indicates potentially finishing with a positive variance to the Net Operating Income budget, barring any unforeseen expenses.
- The Board formalized the use of Albright Accounting Services for fiscal year 2022. Previously, this work was conducted on an unpaid, volunteer basis.
- The Audit Committee reviewed the financial operations and controls, finding the process to be sufficient, and recommended voting in favor of waiving the annual

audit. The motion to approve Resolution 1 to waive the annual audit was put to a vote and unanimously approved.

Facilities Committee Report: Bart Harmeling

- The Facilities Committee Report was issued to Owners on August 22 via email.
- Bart recognized the service of committee members Jim Batdorf and Pam Ahl.
- After a review of planned facilities projects, ongoing maintenance work and special projects, Bart answered questions related to maintaining the neighborhood.
- Bart discussed the need to prepare for future projects, including resealing the roads and trails, and upgrading the gate system.

Architectural Design Committee: Larry Peabody

- The ADC Report was distributed to Owners via email on August 22.
- Larry acknowledged the work of committee members Joe Ahl and Jenn Norman.
- The ADC continues its role during an especially busy period of Clos CheValle's development. Of the 67 lots, 42 homes are completed, and 6 projects are currently under construction.
- Larry addressed the requests for Owners as outlined in his report, and encouraged Owners to refer to the ALDG guidelines and contact the ADC prior to planning any designs or work.

President's Report: Jim Gurke

- The President's Report was sent to Owners on August 22 via email.
- Jim reviewed the state of Clos CheValle, discussing the continued stability of the neighborhood, with the focus on maintaining the original vision of our community.
- Jim thanked the Owners for their continued support. He emphasized the need for Board succession, and asked community members to consider serving on the Board or joining a committee.
- Two online resources are available: The community's website, closchevallehoa.com is maintained with the assistance of webmaster Jim Kott. It has important documents and helpful information specific to our neighborhood. There is an unofficial Facebook group, Lake Chelan Clos CheValle Community, with Kevin Erickson as the administrator. It's a good place to ask advice from neighbors, post local happenings, or share photos.
- Jim addressed all questions from attendees before concluding the meeting.

Old Business: None

New Business: None

Adjournment: The meeting was adjourned by Jim Gurke at 11:51 a.m.

The Annual Meeting Minutes were prepared by Lori Wentland, CCHOA Secretary.

- The Draft 2022 Minutes will be distributed to all Owners within 60 days, to be considered for approval at the 2023 Annual Meeting.