

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Thursday, May 19, 2022

8:31 a.m. – 11:22 a.m. via Zoom

Call to Order: Jim Gurke called the meeting to order at 8:31 a.m.

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

Approval of Minutes: The draft minutes of April 15, 2022 were unanimously Board approved.

Finance Committee: Lew White

- Lew provided the April and YTD financials for the Board to review.
- Finances are in good shape, and expenses are tracking under budget.
- Hernandez Landscaping raised their rates.
- The Board had a discussion about shared maintenance expenses with Grandview Village, and concluded that the collaboration is going smoothly as currently structured.

Facilities Committee: Bart Harmeling

- Bart programmed the new gate codes for all three gates.
- The main gate panel has been malfunctioning. The system will need an upgrade in the future. Bart will get an estimate for replacement costs.
- Weed spraying is underway. Vacant lot mowing and watering is starting up. Brush control is planned in a couple areas.
- The Board plans to participate in a free neighborhood assessment to identify fire risks through the Firewise program offered by Chelan Fire and Rescue. Larry will connect with local fire personnel, and let owners know how they can get their property assessed.

Architectural Design Committee: Larry Peabody

- Larry reviewed his monthly report of all activities involving the ADC.
- Larry updated the status of the active construction sites. There are six homes underway, with three of those projects nearing completion.
- The Board had a conversation about resolving a concern from an owner.

President's Report: Jim Gurke

- Jim thanked the Board for their work during the past couple of months.
- There are no new developments in the negotiations with BMR entities.
- Jim led a discussion on future Board succession and planning.

New Business: None

Old Business: None

Next Scheduled Meeting: June 16, 2022 at 8:30 a.m. via Zoom.

Adjournment: The meeting was adjourned by Jim Gurke at 11:22 a.m.

The minutes were prepared by Lori Wentland, CCHOA Secretary.