

# CLOS CHEVALLE HOMEOWNERS ASSOCIATION

## Board Meeting Minutes

November 21, 2024

8:33 am, via Zoom

**Call to Order:** The meeting was called to order by Jim Gurke at 8:33 am.

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

**Approval of Minutes:** The minutes of October 17, 2024 were unanimously Board approved.

**Facilities Committee:** Bart Harmeling

- Irrigation shutdown completed on 10/18/24
- Final park mowing completed on 10/23/24.
- Irrigation blowout completed 10/25/24.
- Bart opened the vacant lot valves following the park blowout on 10/25/24.
- Bart disconnected the Alta Vista gate photo eye.
- The portable toilet has been taken out of service and locked.
- Snow plow markers are in place.
- Bucket of sand placed by main gate.

**Finance Committee:** Lew White

- October/YTD financials were reviewed; the HOA is still in great shape financially.
- Net Operating Income (NOI) is under for the month, but still over for YTD. NOI contribution has shrunk thanks to under budget snow removal.
- 2025 HOA Budget planning was discussed.

**Architectural Design Committee:** Larry Peabody

### **Active Projects and Issues**

- Lot 42 – Driveway complete with site work continuing.
- Lot 14 – The foundation work is underway.

### **New and Prospective Applications**

- Lot 49 – No additional information to report.

### **Summary**

- Completed homes in CCV: 47 of 67 total lots in CCV
- New homes under construction: 2 (Lots 14, 42)
- New home apps pending or approved: 3 (Lots 19, 49, 54)
- Expected construction starts in 2024: 0

**President's Report:** Jim Gurke

- The Board was updated on the status of the FinCEN filing.
- The Board reviewed the invitation to join the BMRR Association.

**Old/New Business:** None

**Adjourned:** The meeting was adjourned by Jim Gurke at 10:30 am.

**Next Scheduled Meeting:** December 12 at 8:30 am via zoom.

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The minutes were prepared by Karin Polzin, CCHOA Secretary.