

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Thursday, October 19, 2023

8:30 a.m. – 11:05 a.m. via Zoom

Call to Order: The meeting was called to order by Jim Gurke at 8:30 a.m.

Present: Jim Gurke, Lew White, Bart Harmeling, Larry Peabody, and Lori Wentland. Randi Burchett joined for the Finance Committee Report.

Approval of Minutes: The minutes of August 17, 2023 were unanimously Board approved.

Finance Committee: Lew White

- Lew provided the financial reports for the month and YTD.
- Committee member Randi Burchett joined Lew for the finance report.
- As a Board, we agreed to continue internally managing our reserves, citing the available exemption, due to cost management.
- The Board unanimously voted to move up the December Board meeting by a week to December 14, for budget planning considerations.

Facilities Committee: Bart Harmeling

- Bart gave an update on current facilities projects, including ongoing gate maintenance, completed patching around valves in street, and placement of snow plowing markers.
- A turn-around is being considered at the end of Clos CheValle Road in the available easement for that location.
- Irrigation water will be shut off on October 20.
- Bart and Jim will check with the landscaping contractor on costs for the coming year.

Architectural Design Committee: Larry Peabody

- Larry reviewed his monthly report of all activities related to the ADC.
- Larry recognized Bart's work on the Facilities Committee.
- Issues with contractors not following guidelines are being addressed. Lew suggested checking with our legal representation to see if fines or liens could be implemented as a deterrent for non-compliance.
- Signage will be added to active work sites with the work hours posted.
- Four holidays are being considered to add for work stoppage; New Year's Day, Fourth of July, Thanksgiving, and Christmas.

President's Report: Jim Gurke

- Jim updated the Board on the status of the amendment to the vineyard tracts.
- The draft agreement was signed all around on October 10, 2023, and the attorney will record it.

- Jim will send a note to Owners announcing the signed agreement, and have the amendments posted to the website.

New Business: None

Old Business: None

Next Scheduled Meeting: Thursday, November 16, 2023, 8:30 a.m. via Zoom.

Adjourned: The meeting was adjourned by Jim Gurke at 11:05 a.m.

The minutes were prepared by Lori Wentland, CCHOA Secretary.