

CLOS CHEVALLE HOMEOWNERS ASSOCIATION
CCHOA BOARD MINUTES
Thursday, December 14, 2017
8:30 a.m.-12:00 noon

Present: Lew White, Jim Gurke, Tom Buell and Pamela Ahl

Absent: Jim Batdorf

Call to Order: President Lew White called the meeting to order at 8:30 a.m..

Minutes: The November 8 and November 21 minutes were Board approved.

Facilities Committee Report: Lew White filling in for Jim Batdorf

- Lew spoke with Ed and Jim B regarding the storm drains. Lew was assured that the storm drains will be cleaned before the end of the month. The drains will be cleaned every other year thereafter.
- The question was raised regarding the storage of “snow plow markers” after the winter season and irrigation equipment after the summer season. Something to think about since we will not have storage available in 2018.
- The upper gate has been failing to close. Jim Gurke spoke with Ed and apparently batteries needed to operate the gate need replacing. Batteries are on order.
- There have been several “quick power outages” in the past few months. The Board has “absentee owner concerns” regarding pool pump shut off, appliances, etc. being affected by these short outages. Jim B will follow up with the PUD so we can understand why these are happening with some frequency now.
- The Board continued our discussion regarding the trail repair project timeline and cost. We agreed that we would not be asking the owners to fund the project with a special assessment nor raise assessments for 2018. A 1-year project was discussed as preferable. Jim B will contact Scott at Moe Asphalt, before the next Board meeting, to get a firm bid which will include a portion of the upper trail that was missed and to confirm a date that Moe Asphalt will honor their bid. (The November bid says “this proposal may be withdrawn if not accepted in 10 days”). Jim B will get us on their schedule, for a start date around May 1.
- Regarding the root barrier project, Jesus will also be contacted to let him know that we are looking at an April start date depending on weather. Since we have storage available, materials could be purchased soon to avoid cost increases.

Treasurer's Report: Tom Buell

- Tom presented the Income/Expense and Financial Transactions for the month of November. Tom anticipates expenses, during the month of December, to be less than \$1500.
- An updated preliminary 2018 Draft Budget was provided to the Board. Tom went over each revenue and expense line item. A final proposal will be presented to the Board at the January 10 meeting for approval of the 2018 Budget.
- The weekend of Red Wine/Chocolate (February 10-11) was suggested for the annual owners meeting to ratify the Budget.
- Tom will speak with Steve Kennedy regarding his interest in the Audit Committee.

Architectural Design Committee Report: Jim Gurke

- Jim gave his report on the past month's activity involving the ADC. Board members were issued an updated copy of the monthly report.
- Lot 18 – Jim will ask Kevin Erickson to remove the portable toilet until construction resumes.
- The Board will increase the contractor hours from 5:00 p.m. to 6:00 p.m. during the weekdays, Monday-Friday.
- Attorney Jeff Fehr is being considered to take over the CCHOA legal work.
- Jim will contact Jeff McCannon (Lot 26) regarding Karl Polzin's (Lot 15) concern with the eventual height of the McCannon's trees compromising the Polzin's view of the lake from their pool deck.
- The ADC will continue to review each landscape concern on an individual basis. The Board will then evaluate each concern and make final decisions based on our discussion of the Protective Covenants, "6.16-Landscaping & 7.5-View Protection" and the ADC Guidelines "4.1-Landscape Concepts".

President's Report: Lew White

- The On/Off Road weight limits were added to the March/April 2018 calendar. The root barrier project and the trail repair have been added to the April/May calendar.
- Lew called the Chelan County Assessor's office regarding an HOA address update and to follow up on the question of whether our roads are tax exempt or not. The roads are NOT officially tax exempt; however, they are valued at \$500., therefore no tax bill will be issued.
- Lew sent a survey to owners regarding wood fueled outdoor fires. The survey came back with 20 responses which "generally favored wood fueled fires if controlled in protective structures, limited to winter months". One person's response was smoke concerns. The current Protective Covenants "6.33 states that there shall be no exterior fires whatsoever, except for BBQ's." Lew will follow up with our Commercial Liability Insurance broker to see what our insurance policy states and then the Board will continue this discussion regarding the pro's and con's in the January Board meeting.
- Lew was contacted by 3 owners regarding 3 separate dog bite complaints inflicted by one owner's dogs. Each issue was addressed and resolved. Lew contacted the Chelan County Animal Control for their advice in dealing with future animal control problems. Lew will follow up with our Commercial Liability policy broker regarding this issue.
- The February Board meeting has been rescheduled to meet Thursday, February 22 at 8:30 a.m. Lew White's home.

The meeting was adjourned at 12:00 noon by Lew White.

Next scheduled Board meeting: 8:30 a.m., Wednesday, January 10, Lew White's.

Board minutes prepared by Pamela Ahl, CCHOA Board Secretary

