

**CLOS CHEVALLE HOMEOWNERS ASSOCIATION
CCHOA BOARD MEETING MINUTES**

**December 12, 2018
8:30 a.m.-10:42 a.m.
Jim Gurke's Home**

**Present: Jim Gurke, Tom Buell, Larry Peabody, Lew White and Pamela Ahl
Absent: Bart Harmeling**

Call to Order: Jim Gurke called the meeting to order at 8:35 a.m.

Minutes: The November 14, 2018 minutes were Board approved.

Finance Committee: Lew White/Tom Buell

- Lew presented the Income/Expense report, the Account balances and the Financial Transaction Expense Report for the past month.
- Lew recommended revisions to the current spending authorities:
 - Projects/purchases costing up to and including \$500. can be approved by any Board member and then reported to the Board.
 - Projects/purchases over \$500. up to and including \$1000. must be approved by the President then reported to the Board.
 - Projects/purchases over \$1000. require Board approval.
- Jim G moved that we approve Lew's spending revisions. The motion was passed unanimously by the Board.
- With Board approval, the Treasurer and the President will have check signing authority.
- Tom and Lew presented Grandview with the Common Area/Trail maintenance landscape invoice.
- An updated preliminary 2019 Draft Budget was provided to the Board. Lew went over each revenue and expense line item. A final proposal will be presented to the Board at the January 9 meeting for approval of the 2019 Budget.

Facilities Committee: Jim Gurke filling in for Bart Harmeling

- Bart met with Gabino and received a bid for an upgrade to our irrigation system. Gabino broke down the costs into 3 areas: lower park \$3200, Trail \$1100. and the upper park (located by the water tank) \$975. for a total bid of \$5275.
- The first snowplowing of the winter season was on December 10. The Board went over the following concerns which will be discussed with Gabino: Plowing closer to the curbs and mailbox, curb markers need to be placed, some hand shoveling near the gates and will confirm the amount of sand/de-icer being spread.

- Lew and Bart will track the days that plowing is done to cross reference with plowing invoices Lew receives in the mail. Any questions regarding the charges will be handled by Lew and Bart directly with Gabino.
- The drain grate at the end of Mirabella needs to be reset into the asphalt next spring.

Architectural Design Committee: Larry Peabody

- Larry gave his report on the past month's activity involving the ADC. Board members were issued an updated copy of the monthly report.
 - The current Vacant Lot Status is currently up to date for the 2019 assessment billing in January.
 - Lot 20-Mr. Wentland would like to relocate his septic tank and is working with Chelan County on this issue. He is also in communication with BMWD regarding a potential relocation of the irrigation supply line that was previously moved. These changes will be at his expense and within the confines of the easements and conditions as prescribed.
 - Lot 18- Larry will speak with contractor Dave Riel regarding the 4x6 signage that is not allowed.
 - Lot 39-Construction debris was observed burning on the property. Larry will remind the contractor and subs that even though there is snow on the ground that burning is not allowed.

President's Report: Jim Gurke

- CCHOA Website changes have been forwarded to Webmaster Jim Kott for update and completion on or around January 2.
- Jim contacted Attorney Jeff Fehr. Jeff has agreed to be our attorney of record. Lew contacted JDSA and informed them that we have a new registered agent, Kerry Albright as of 11-14-18.
- Bart and Pam have been asked to refine the Facilities duties and fine tune the team assignments for the 2019 season.

Old Business: None

New Business: Weight restriction signs and Bear Mountain compliance

The meeting was adjourned at 10:42 a.m. by Jim Gurke

Next scheduled meeting: Wednesday, January 9, 2019, 8:30 a.m. Jim G's home.

The minutes were prepared by Pamela Ahl, CCHOA Board Secretary

