

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

**May 14, 2019
1:30 p.m.-4:00 p.m.**

Present: Jim Gurke, Bart Harmeling, Larry Peabody, Lew White and Pamela Ahl

Call to Order: Jim called the meeting to order at 1:35 p.m.

Minutes: The April 18, 2019 minutes were Board approved.

Finance Committee: Lew White

- Lew presented the Income/Expense report, the Account Balances and the Financial Transaction Expense Report for the month of April.
- As of May 14, 2 owners remain delinquent on their assessments. Lot 42 is in the process of selling. Closing is scheduled for May 20 and at that time the Title company will pay the assessment amount due to CCHOA. Lot 29 has been unresponsive by email so a phone call will be made to the owner.
- The Grandview portion of Trails and Parks is \$821.00 for April.

Facilities Committee: Bart Harmeling

- Bart reported that the first lot mowing is complete and that the expense came in on budget. The second mowing will be scheduled sometime in July.
- Bart and Pam have completed all repairs and the set up of sprinklers on all vacant lots. As sprinklers were being set, it was discovered that Lot 7 no longer had access to water after construction on Lot 8. The hook up was never completed by Lakeview Orchards. Owner Kerry Albright has been contacted regarding this situation.
- Derek Ahl has been hired to move the lot water during the months of June, July and August.
- Gabino Hernandez, our landscape contractor, will be given a key to the storage building so he can store irrigation supplies and snowplow markers.
- Another repair to the main gate was completed at no expense by Keyhole Securities due to a belt that had slipped after earlier repairs were made in April.
- The owners of Lot 64 have requested that the portable toilet be relocated. The Board agreed to move it to the edge of the park's parking lot. The owners have offered to build a screen around the toilet once it is moved to the new location.

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.
- Larry is currently revising the Architectural Design and Landscaping Guidelines and will have a draft prior to the Board meeting in June. Updates will include square footage requirements, lighting guidelines and outdoor fire use.
- Lot 20-restoration to the CC common area that was disturbed during septic installation and trail repair has been discussed with the owners.
- Lot 15-owners will be reminded that they need to screen their outdoor utilities from neighborhood views.
- There are 6 homes currently under construction and 5 expected starts this year.

President's Report: Jim Gurke

- A discussion regarding possible solutions to the apple sucker problem was discussed. A final decision will be made at the next Board meeting. Jim will then email a third spring newsletter to all owners to address the issue of removing apple suckers on each owners lot.
- Jim has continued positive communication with Shane Collins, Rocky Pond winemaker and contact person for vineyard maintenance. Mowing and spraying of the vineyards started around May 16.
- Webmaster Jim Kott is in the process of changing all documents to PDF's and relinking them from the website. Board members will ensure that Jim K only receives PDF documents for inclusion on the CC website.

Old Business: None

New Business: None

The meeting was adjourned at 4:00 p.m. by Jim Gurke

Next scheduled meeting: Thursday, June 20, 2019, 8:30 a.m. Jim Gurke's home.

The minutes were prepared by Pamela Ahl, CCHOA Secretary