

**CLOS CHEVALLE HOMEOWNERS ASSOCIATION
CCHA BOARD MINUTES
Wednesday, February 8, 2017
8:30-11:15 a.m.**

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

Absent: Jim Batdorf

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

Minutes: January 11 & January 23 minutes were Board approved.

Special Owner's Meeting Report: Lew White

President Lew White presented a draft of the **Special Owner's Meeting** letter. The letter was approved by the board and will be emailed to all Lot and Homeowners. This meeting will have one agenda and that will be to ratify the 2017 Clos CheValle Budget as required by Washington State law. Owners that cannot attend can vote by mailing in the form that will be attached with the Owner's Meeting letter. This meeting will take place:

- **Saturday, March 4, 2017 at 2:00 p.m.**
- **Chelan Library, 216 N. Emerson, Chelan WA 98816**

Contract Discussion with Lakeview Orchards: Lew White/Jim Batdorf

Jim Batdorf, Facilities chairman and Lew White met with Doug Willcox, Lakeview Orchard Manager and Ed Kamphaus, Clos CheValle Property Manager on February 1 for review of the Maintenance Budget and Contract with Lakeview and to establish good communication with our new board. The meeting outline covered:

Expense Projects

- Tree trimming-requires HOA initiation. When necessary, will be hired out to a private arborist with bids approved by Jim B or the board based on cost.
- Roadway and Trail repairs-Ed has approval authority for annual sweeping and weed mgmt. Jim B is working on receiving bids for the 2017 road repair project.
- Trail Maintenance-Requires HOA approval.
- Roadway Plowing-Ed has approval authority.
- Storm Drain Maintenance-Requires HOA approval for cleaning every 3 years. Due this year; however Ed will determine if we can go one more year.
- Entrance Landscape Maintenance-Ed approval, completed by Memorial Weekend
- Landscaping Additions-HOA approval.
- Fence/Gate Maintenance-Ed approves minor repairs, HOA approves major repairs
- Common Areas-Looking to be able to budget a fixed expense, exceptions are extra projects to be approved by HOA.
- Ed's involvement with specific lot activities will be charged to the homeowner, (billed to Clos Chevalle, then to the lot owner). Examples of Ed's involvement: verifying lot lines with surveyors, meeting and consultation with contractors prior to construction, etc.

Treasurer's Report: Tom Buell

- Tom presented and reviewed the Financial Transaction Report for January 2017. Monthly reports will continue to be submitted for board discussion and approval.
- Tax liens have been filed and recorded on delinquent assessments for 2016 on Lots 2,12,15 and 16.
- Pamela Ahl will take care of assessment deposits while Tom is gone for the months of February and March.
- The 2016 audit will be discussed at a later meeting after Tom has a chance to speak with Kerry and a CPA.

Architectural Design Committee Report: Jim Gurke

- Jim G will provide Phase 1, 2 & Phase 3 Plats of Survey to Jim Kott, website designer, to be added to the list of Legal Documents on the new Clos CheValle website. The Plat exhibits will be added separately to the list of Legal Documents.
- Lot 8 - Preliminary Plans approved by ADC (Jim Gurke, Shannon Kollmeyer and Larry Peabody). Kevin and Mona Bennett plan to start construction during the Spring of 2017.
- Lot 62 – Lumber has been dropped in anticipation of Spring load restrictions. Good planning Bart and Sue Harmeling!

New Business: Bear Mountain Road

- Board members Jim Gurke and Lew White met with Bear Mountain Representative, Chris Snapp on January 18 to discuss maintenance and repairs regarding Bear Mountain Road. Chris was hoping Clos Chevalle HOA would consider a proposal to have BMR road turned over to the county to assume responsibility for the road maintenance. Chris is to get back to Lew and Jim with a proposal.

Old Business: None

The meeting was adjourned at 11:15.

Next scheduled board meeting: Wednesday, March 8, 8:30 a.m., Lew White's home

Board minutes prepared by Pamela Ahl, CCHA Secretary