

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Thursday, December 15, 2022

8:02 a.m. – 9:42 a.m. via Zoom

Call to Order: The meeting was called to order by Jim Gurke at 8:02 a.m.

Present: Jim Gurke, Lew White, Bart Harmeling, and Lori Wentland. Kerry Albright joined for the Finance Committee Report. Larry Peabody was absent.

Approval of Minutes: The draft minutes of November 17, 2022 were unanimously Board approved.

Finance Committee: Lew White

- Lew provided the Board with the monthly and YTD financial reports.
- The year is projected to end with lower than budgeted Net Operating Income due to unexpected snow removal expenses following heavy snows in November.
- Kerry asked for projected December snow removal expense from the facilities committee to help with final budget projections.
- No changes were made to the projected 2023 Budget after continued scrutiny by the Board.
- Lew renewed a CD, and plans to add another CD by February from 2022 operations and WAFD MM.
- After a vote, the 2023 Annual Budget was unanimously Board approved.
- Preparations for the 2023 Budget Ratification Meeting are underway. Jim, Lew, and Bart will host the meeting via Zoom on January 11 at noon. Jim will send a notice to Owners, to include a Zoom invite, a Board approved 2023 Budget, and an explanation of why assessments are being raised this year.

Facilities Committee: Bart Harmeling

- The fence lines were inspected and repairs made where needed.
- Gates are in working order after some inconsistencies, but they will be left open during snow removal until Bart or Jim can inspect to make sure gates are clear before reactivation.
- Bart replaced light bulbs at the gates, and Kevin Bennett repaired the photo sensor at the gate.
- Bart will talk to the plowing contractor about some concerns, such as keeping plowed berms out of sightlines.
- Jim recognized Bart for his continued volunteer maintenance work.

Architectural Design Committee: Larry Peabody

- Larry provided the Board his monthly report of all activities involving the ADC.
- Jim reviewed the current status of the ADC on behalf of Larry. Five projects are currently under construction, four lots are expected to start next year, and 75% of the lots have been improved.
- Lew complimented Larry on his management of the ADC.

President's Report: Jim Gurke

- Jim will send an Owners Update via email on December 20 or 21.
- Jim reported that there are no new updates on the status of the open tract across BMR Road.

New Business: None

Old Business: None

Next Scheduled Meeting: Thursday, January 19, 2023, 8:30 a.m. via Zoom.

Adjourned: The meeting was adjourned by Jim Gurke at 9:42 a.m.

The minutes were prepared by Lori Wentland, CCHOA Secretary.