

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Wednesday, December 13, 2023

10:34 a.m. – 1:07 p.m. via Zoom

Call to Order: The meeting was called to order by Jim Gurke at 10:34 a.m.

Present: Jim Gurke, Lew White, Bart Harmeling, Larry Peabody, and Lori Wentland.

Approval of Minutes: The minutes of November 16, 2023 were unanimously Board approved.

Finance Committee: Lew White

- Lew provided the financial reports for November and YTD.
- The variable in the budget for year-end is snow removal. The average cost of plowing and sanding per snow event was discussed.
- Lew suggested an analytical review from an unbiased expert on the future road resurfacing. Postponing major resurfacing until most of the construction is completed in the neighborhood was discussed again and agreed.
- Much of the meeting was devoted to a review of the Draft 2024 Budget.
- The Board unanimously voted to approve the Draft 2024 Budget. The Board is proud to achieve this draft budget without increasing assessments.
- Jim will send the Board-approved Draft 2024 Budget along with projected 2023 performance and a balance sheet to all HOA members for budget ratification. The budget ratification will be held via Zoom on January 11, 2024 at noon.

Facilities Committee: Bart Harmeling

- Bart began his report with an update on snow removal. Bart met with new drivers to review plowing procedures. A sand stockpile was put in place by Hernandez Landscaping's crew.
- The gates were inspected by Keyhole Security and had the batteries replaced. Bart and Kevin Bennett completed some gate maintenance. The gates will be left open during significant snow events.

Architectural Design Committee: Larry Peabody

- Larry reviewed his monthly report of all activities related to the ADC.
- Larry discussed current construction projects and recently completed homes.
- Edits will be made to the ALDG documents for clarifications on sports courts, hot tubs, lighting, and work hours.

Secretary's Report: Lori Wentland

- Updates for the website will include annual calendar, recent minutes, year-end actuals and 2024 budget, third amendment to the Covenants, and ALDG updates.
- Jim announced that Chris Gurke has taken over the webmaster duties from Jim Kott.

President's Report: Jim Gurke

- Jim reported on the recent updates for the future Rocky Pond tasting room project. CC members voted to change the CCHOA covenants for a limited use wine tasting room subject to an agreement with protective restrictions.
- Jim asked Larry to talk to emergency service providers about access to locked gates in the event of an emergency.

New Business: None

Old Business: None

Next Scheduled Meeting: Thursday, January 18, 2024 at 8:30 a.m. via Zoom.

Adjourned: The meeting was adjourned by Jim Gurke at 1:07 p.m.

The minutes were prepared by Lori Wentland, CCHOA Secretary.