

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Thursday, May 27, 2021

8:32 a.m. – 11:13 a.m. via Zoom

Call to Order: The meeting was called to order at 8:32 a.m. by Jim Gurke.

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

Approval of Minutes: The draft minutes of April 15, 2021 were unanimously Board approved.

Finance Committee: Lew White

- Lew reviewed the financial reports for April 2021 and YTD.
- Expenditures continue to track within the budget. Careful planning resulted in improved forecast accuracy.
- All owners are current on assessments. Lew and Kerry plan to offer an electronic payment method for future assessments.

Facilities Committee: Bart Harmeling

- Irrigation water was turned on as scheduled on April 20. The main pump failure was resolved, and leaks were repaired. Vacant lot irrigation is due to begin, with a 30% reduction in water consumption.
- Crack sealing, fence post replacement, and weed spraying were completed. Pam scheduled the landscaping crew to trim trees encroaching on the trail.
- Pedestrian exit buttons were installed at the main gate and the Mirabella gate. Bart plans to install shrouds to protect gate keypads from overheating. The technician recommends a larger battery for the power issue at the Alta Vista gate.

Architectural Design Committee: Larry Peabody

- Larry presented the monthly report of activities involving the ADC.
- With several projects fully underway, reminders were made to mitigate dust and debris, and to respect the neighborhood work hours.
- Larry is working with one Lot owner on feasibility for connecting to the sanitary sewer line that serves some properties in Clos CheValle.

Executive Session: The Board went into Executive Session to discuss confidential HOA business.

President's Report: Jim Gurke

- Jim updated the Board on the projects he is working on with other Board members, including gate signage, and potential easements needed for current owner construction projects.
- Jim reviewed upcoming important dates with the Board, and confirmed that the Annual Meeting is scheduled on Saturday, September 11, 2021.

New Business: None

Old Business: None

Next Scheduled Meeting: Thursday, June 17, 2021, 8:30 a.m. at Jim Gurke's home.

Adjournment: The meeting was adjourned by Jim Gurke at 11:13 a.m.

The minutes were prepared by Lori Wentland, CCHOA Secretary.