

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Thursday, April 20, 2023

8:37 a.m. – 11:23 a.m. via Zoom

Call to Order: The meeting was called to order by Jim Gurke at 8:37 a.m.

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

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

Finance Committee: Lew White

- Lew provided the Board with the monthly and YTD financials. He also reviewed the first quarter expenses.
- All assessments have been paid in full.
- Kerry Albright will remain in her role on the Finance Committee. On behalf of the Board, Lew expressed appreciation for Kerry's continued service.
- Lew initiated a brief discussion on exploring BMWWD increased costs.

Facilities Committee: Bart Harmeling

- Bart updated the Board on current projects. Street sweeping took place as planned. Irrigation water started up on April 16. Removal of apple starts is upcoming. Valve covers that need repairs will be done by BMWWD.
- Park projects are underway, including work on the irrigation system, lawn fertilization, and the porta-potty is in place.
- Pet owners were reminded to clean up after pets and properly dispose of pet waste bags. Jim and Bart will work on signs to be installed to address the issue.
- Bart wishes to thank Facilities Committee member Pam Ahl for her role in the annual spring cleanup projects.

Architectural Design Committee: Larry Peabody

- Larry reviewed his monthly report of all activities involving the ADC.
- The Architectural Design Committee met to discuss active projects and upcoming construction. They plan to do a review the ALDG documents to improve clarity.
- A resident has expressed interest in becoming a committee member.
- Larry addressed construction debris within the neighborhood, and other compliance issues.
- Lew recognized Larry's measurable contributions to the function of the ADC.

President's Report: Jim Gurke

- Jim discussed website email security. He will consult with Jim Kott on the issue.
- Jim updated the Board on talks regarding CC vineyards and open tracts.

New Business: None

Old Business: None

Next Scheduled Meeting: Thursday, May 18, 2023 at 8:30 a.m. via Zoom.

Adjourned: The meeting was adjourned by Jim Gurke at 11:23 a.m.

The minutes were prepared by Lori Wentland, CCHOA Secretary.