

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

August 20, 2020

8:32 a.m. – 10:55 a.m. via Zoom video conference

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. Kerry Albright joined for the Finance Committee Report

Approval of Minutes: The draft meeting minutes of July 16, 2020 were unanimously Board approved.

Finance Committee: Lew White

- Lew and Kerry presented an analysis of the mid-year financials and the financial report for July 2020.
- Operating expense management has led to expectations for a budget surplus, as long as there are no unforeseen expenses.
- Lew and Kerry reviewed their preparations for the Annual Meeting.
- The Board will recommend that the HOA votes to waive an independent CPA audit, based on the review and recommendation of the Audit Committee.
- The Board discussed protocols for the Annual Meeting. Kerry offered to meet with us to finalize details in regard to using the Zoom video conference platform.

Facilities Committee: Bart Harmeling

- Bart gave an update on the status of the various projects underway.
- A few residents reported low irrigation water pressure. Bart has been in contact with representatives from BMWD to determine the issue within their system.
- The gate keypad at Mirabella Dr. has malfunctioned and is being investigated.
- Information and bids from asphalt companies are being requested in preparation for future crack sealing or full road sealant project.
- The portable toilet near the park was relocated next to the stone shed.
- Jim okayed the purchase of a game camera to track the activity at the deer gate.

Architectural Design Committee: Larry Peabody

- Larry reviewed the monthly report of activities involving the ADC.
- Non-compliance issues are being addressed by Larry.
- Lot 38 is due to break ground, and Lot 27 is presold and awaiting permits.
- Larry reports that 38 of 67 homes have been completed so far.

President's Report: Jim Gurke

- Jim outlined the preparations for the Annual Meeting, to be held September 12 at 10:00 a.m. He summarized the procedures for using the Zoom platform this year, in place of meeting in person as in past years.
- Jim sent an email to owners asking for consent to receive notices for the Annual Meeting electronically. So far, owners of 63 of the 67 lots responded with a yes.

- Annual Meeting documents and committee reports will be emailed to owners by August 28.
- Jim addressed the need for more volunteers to serve on the Board or on a committee when the terms for current volunteers expire.

New Business: Jim announced that Ed Kamphaus has retired. His new replacement is Ben Behrle. The Board agreed to a \$250 gift card to thank Ed for his years of service.

Old Business: None

Next Scheduled Meeting: Thursday, September 17, 2020, 8:30 a.m. via Zoom

Adjournment: The meeting was adjourned by Jim Gurke at 10:55 a.m.

The minutes were prepared by Lori Wentland, CCHOA Secretary.