

**CLOS CHEVALLE HOMEOWNERS ASSOCIATION  
CCHOA BOARD MINUTES  
March 14, 2018  
8:30 a.m. – 10:45 a.m.**

**Present: Jim Gurke, Jim Batdorf, Tom Buell, Pamela Ahl. Absent: Lew White**

**Call to Order: Jim Gurke called the meeting to order at 8:35 a.m.**

**Minutes: The February 22, 2018 minutes were Board approved.**

**Finance Committee: Tom Buell**

- Tom presented the Income/Expense statement, the account balances and the Financial Transaction Expense Report.
- Liberty Mutual, Travelers and Conover insurance policies have been paid for 2018. The yearly Bear Mtn. Water District irrigation expense has been paid as well.
- As of March 14, there were 4 outstanding assessments. Late fees will be assessed April 1.
- Tom will add Grandview as a new line item under Income once the CCHOA has an agreement with Grandview HOA regarding a trail and park maintenance agreement.
- The Common Area line item Maintenance Expense will be split into two categories; parks (upper and lower) and other (not related to parks or trails).

**Facilities Committee: Jim Batdorf**

- The root barrier materials have been purchased and are being stored at the shop. Jim will confirm with Jesus an approximate start date in April for the root barrier project and will follow up with Scott from Moe Asphalt on a May timeline for the trail repair project.
- Jim will also be in contact with Jesus regarding spring street sweeping and secure a bid for his services and equipment cost for the tractor and sweeper attachment.
- There has been runoff from a retention pond near the Niesz property (Lot 50) flowing onto the Neff property in Grandview. Jim has been in contact with Jesus about digging a trench to start the repairs.
- Jim sent an email to all property owners that the irrigation water will be turned on or around Monday, April 16.
- The weight limit signs will stay up for several more weeks, depending on the weather. A group HOA Member bcc email will be sent by President Lew White to announce when road weight limits are lifted.
- Jim gave the Board an update on his March 3 meeting with Lew and Rocky Pond vineyard owner, David Dufenhorst. Javier Rocco, the vineyard manager and employee Ramon, will be the contact persons for any issues related to deer problems, fence repair and vineyard maintenance.

### **Facilities continued**

- Jim is to draft a policy statement regarding the communication process for informing Rocky Pond staff of any deer intrusions or perimeter deer fence damage and the policy should also confirm vineyard operations hours, especially for weekends.
- A barrier will be put over the middle drain below Lot 20, next to the road going up to the Ahl's residence. There has been some mud runoff from the excavation of Lot 20 going into the drain.
- The Wentlands (Lot 20) have agreed to take care of repairs by April 16 to the main water line used to irrigate the 5 properties above Lot 20.
- Jim is to update the Board on the status and completion of the catch basin pump out project. No further update was presented at this meeting.
- Pam reported on the status of common area maintenance start up for the spring and the Board had a discussion on items including thatching, tree trimming, temporary storage of landscape debris, etc.

### **Architectural Design Committee: Jim Gurke**

- Jim gave his report on the past month's activity involving the ADC. Board members were issued an updated copy of the monthly report.
- Jim issued each Board member a draft proposal regarding the Grandview Village shared Access and Maintenance Agreement for the Clos CheValle Parks and Trails System. The Board agreed with the content of the proposal as presented. Jim noted that a legal review was conducted by Jeff Fehr, confirming that Grandview Village's Protective Covenants provided sufficient language for Clos CheValle HOA to commence billing GVHOA for shared maintenance expense of the parks and trails system. Jim will send a letter or email with the proposal to Jeff McLaren, Grandview Village HOA President, for his review and consideration. The trail gates will remain locked until an agreement has been reached with both parties. Access easements for Clos CheValle residents onto Grandview trails will be addressed as well.
- Lot 18-No further activity on site as of March 13. Owner seeking alternate construction bids.
- Lot 20-Wentlands will be submitting a geotech study soon.
- Lot 52-Jim will propose an address change from Clos CheValle Rd. to Verona Lane so as to avoid emergency and delivery confusion.
- The ADC has been in contact with Lots 2 and 16 which are two of the four landscape non-compliant lots.
- Jim recommended that Lew send a spring group member email reminding owners and their contractors of the requirement for watering down construction sites to mitigate airborne dust.

**Old Business:**

- Jim Gurke reminded the Board that email group communications to HOA Members should use the “bcc” format, in order to maintain privacy of email addresses and to prevent “reply-all” responses from Members. Tom recommended and the Board agreed that all such communications should come only from the current Board President, even for matters related to other Board member functions.

**New Business:**

- Tom Buell announced to the Board that he and his wife Ruth will be putting their home up for sale and moving to the Tri Cities sometime this summer. Tom pledged to remain available for Board duties through the month of September. The Board had a brief discussion regarding possible replacements for Tom on the Board.

**The meeting was adjourned at 10:45 a.m. by Jim Gurke.**

**Next scheduled Board meeting: 8:30, Wednesday, April 11<sup>th</sup>, Jim Gurke’s.**

**Board minutes prepared by Pamela Ahl, CCHOA Board Secretary**