

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Thursday, November 16, 2023
8:32 a.m. – 10:50 a.m. via Zoom

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

Present: Jim Gurke, Lew White, and Bart Harmeling. Larry Peabody and Lori Wentland were absent. A quorum was met.

Approval of Minutes: The minutes of October 19, 2023 were unanimously Board approved.

Finance Committee: Lew White

- Lew provided the Board with the October and YTD financials, and summarized his report. Finances are tracking very well for fiscal 2023, projected to exceed NOI budget, depending on snow removal.
- The Board reviewed the 2024 draft budget, following a preliminary review meeting with Lew, Jim, and Bart on November 14.
- The draft budget is nearly ready for Board approval in December, with similar key values as the 2023 budget. We hope to approve a budget with no increase in assessments for 2024.

Facilities Committee: Bart Harmeling

- Bart gave an update on current projects and maintenance activities.
- The Mirabella gate remains open, pending review and diagnosis, and a vendor to install parts.
- Providing a viable turnaround at the west end of Clos CheValle Road will be budgeted as a 2024 project, to include gate repair and curbing removal.
- Current estimates to chip seal the streets in CC are cost prohibitive. Bart will lead an evaluation into options, alternatives, and price estimates. No major resurfacing will be planned until the neighborhood is more completely built out.
- Bart met with Hernandez Landscaping and toured the neighborhood in advance of snow plow season in order to correct some issues from last winter.

Architectural Design Committee: Larry Peabody

- Jim briefly reviewed Larry's submitted monthly ADC report.
- Jim will ask Larry to inform active contractors/projects that new rules prohibit work on Thanksgiving. Future ALDG updates will include four major holidays of New Year's Day, July 4th, Thanksgiving, and Christmas as non-work days.
- Active project work sites will be posted with updated work hours going forward.

Secretary's Report: Lori Wentland

- Jim reminded the Board to review the two draft calendars that Lori prepared in advance of approval at the December meeting.

President's Report: Jim Gurke

- Jim updated the Board on the status of the Rocky Pond tasting room project, with a Land Use Application draft pending Jim's review.
- Jim Kott asked to be relieved of webmaster duties. Jim Gurke's wife, Chris Gurke, is a willing volunteer. The Board agreed that it is not a conflict of interest since it isn't a Board position. Jim will pursue with Chris and Jim Kott for transition.

New Business: None

Old Business: None

Next Scheduled Meeting: The next Board meeting will be changed to Wednesday, December 13, 2023, 10:30 a.m. via Zoom.

Adjourned: The meeting was adjourned by Jim Gurke at 10:50 a.m.

The minutes were prepared by Lori Wentland, CCHOA Secretary.