

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

December 12, 2024

8:28 am, via Zoom

Call to Order: The meeting was called to order by Jim Gurke at 8:28 am.

Present: Jim Gurke, Bart Harmeling, Lew White, Larry Peabody, and Karin Polzin.

Approval of Minutes: The minutes of November 21, 2024 were unanimously Board approved.

Facilities Committee: Bart Harmeling

- First snow event November 20.
- First sanding following freezing rain December 7.
- Alta Vista gate was stuck open at the start of December; subsequently put back into operation.
- Thanks to Pam Ahl for her work on all the gates, purchasing and placing Christmas wreaths.
- Bart requested an estimate for road and trail sealing from Moe Asphalt Patching & Sealcoating, Inc., and plans to also request references.
- A deer was trapped in the nylon netting covering the Alta Vista gate, which will probably be replaced by wire fencing. In the event of such an occurrence in Bart's absence, Fish and Wildlife should be contacted.
- The proposed boulder barrier was discussed.

Finance Committee: Lew White

- A CD that matured 11/7/2024 was renewed for 7 months to take advantage of a favorable short-term interest rate.
- The snow was plowed once for the month, and maintenance expenses were slightly under budget.
- Total expenses slightly over budget due to Accounting Services over budget expense.
- Annual NOI tracking well, December snow removal will be key but as of 12/15/2024 indications are that the Annual NOI will be above budget.
- The 2025 budget calculations were discussed.
- Thanks to Kerry Albright for her outstanding support.

Architectural Design Committee: Larry Peabody

Active Projects and Issues

- Lot 42 – Larry met with the owner on 12/2/24 to discuss issues of this continuing project.
- Lot 14 – The foundation is complete. Larry and Jim met with the contractor on 11/25/24 regarding the electrical utilities, as built. The "As-built" plans are now updated and the plan for PUD to supply electrical service is now established.

New and Prospective Applications - Status

- Lot 49 – No additional information to report.

Summary

- Completed homes in CCV: 47 of 67 total lots in CCV
- New homes under construction: 2 (Lots 14, 42)
- New home applications pending or approved: 3 (Lots 19, 49, 54)
- Expected construction starts in 2024: 0

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President's Report: Jim Gurke

- The Board was updated regarding multiple budget sessions.
- A move to approve the 2025 budget was made and the Board approved it unanimously.
- On 1/11/2025 a budget ratification meeting for homeowners will be held at noon.
- On 12/18/2024 a detailed email will be sent to all homeowners regarding projected 2024 year-end, the board-approved 2025 budget, and details about the January 11th budget ratification meeting.
- Pending budget ratification on January 11th, assessment and vacant lot fee invoices will be sent via email, on or about January 15th.
- FinCEN filing was completed 12/2/2024. In the future, FinCEN filing will only be necessary within 60 days of Board membership changes.

Old/New Business: None

Adjourned: The meeting was adjourned by Jim Gurke at 10:15 am.

Next Scheduled Meeting: January 16 at 8:30 am via zoom.

The minutes were prepared by Karin Polzin, CCHOA Secretary.