

**CLOS CHEVALLE HOMEOWNERS ASSOCIATION  
CCHOA BOARD MEETING MINUTES**

**September 12, 2018  
8:30 a.m.-10:40 a.m.  
Jim Gurke's home**

**Present: Jim Gurke, Tom Buell, Lew White and Pamela Ahl**

**Absent: Larry Peabody**

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

**Minutes: The August 8, 2018 minutes were Board approved.**

**Finance Committee Report: Tom Buell/Lew White**

Tom presented the Income/Expense report, the Account Balances and the Financial Transaction Expense Report.

- In August, Tom had another discussion with Conover insurance regarding additional liability coverage. Our insurance agent says there will be no problem adding a \$1M umbrella to our current coverage however we do need to submit to her a legal description for BMR Road so that she can specify it in our coverage. When the legal description of BMR Road is added, S. Lakeshore Road will be removed.
- Tom and Pam will review the Hernandez Landscape invoices to be submitted to Grandview for billing purposes.

**Facilities Committee Report: Tom Buell**

- Early this summer, Jim G and Lew drafted a list of duties for the Facilities Committee. The draft list (on file) is grouped into 4 areas that could be assigned to committee members. This guideline will help Tom and Pam develop a comprehensive job description and duties list to help recruit committee members.
- A signed agreement between the owner of Rocky Pond Winery, David Dufenhorst and CCHOA Board member Lew White was given to Pam for our files. A meeting will be scheduled for late February 2019 to meet with David to discuss vineyard maintenance, standards for deer control and communication protocol.
- Tom and Pam will meet to draft a snowplow agreement between Gabino Hernandez dba Hernandez Landscape and CCHOA for the 2018/19 winter season.
- The gate at the end of Clos CheValle Road has been repaired. Jesus stabilized a gate post that was leaning and ready to fall.
- Pam will meet with Carlos (Chelan Tree Service) to get a bid for chipping services for removal of the tree branches and brush that was generated from the Sumac removal and laddering of the Ponderosa pines this spring.

### **Architectural Design Committee Report: Jim Gurke filling in for Larry Peabody**

- Jim gave a verbal summary on the past month's activity involving the ADC. Board members were not issued a paper copy of the monthly report.
- Lot 35-David Neiderkrome has submitted concept drawings to the ADC.
- Lot 52- The Chelan County setback of 25 ft. will require the Buboltz home footprint to be moved back 14 ft. This may require an additional easement for the main driveway. The new easement will not negatively affect the open space requirement and will benefit the neighbor's sight lines.

### **Presidents Report: Jim Gurke**

Jim asked for Board members feedback regarding the Annual CCHOA Meeting that was held September 1, 2018.

- Everyone agreed that the length of the meeting should be kept to around 90 minutes.
- There was positive feedback on the Fire Station meeting room venue. We all felt it worked very well space wise and is in a good location for travel time.
- It was agreed that Labor Day weekend should remain the date for the annual meeting and picnic.
- Jim will speak with Attorney Jeff Fehr about becoming our legal representative. Jeff would be asked to keep up with any changes to the RCW so that the CCHOA remains in compliance with RCW Guidelines.
- Jim presented a list of the Draft 2019 HOA goals as presented at the Annual meeting. It was determined the Goals list should serve instead as a Strategies list, supported by measurable goals to be developed and monitored in 2019.
- A copy of the 2018 Board calendar was distributed to each Board member for review.
- Pam will contact Webmaster Jim Kott, regarding the addition of the previous two years of CCHOA Board minutes. Recently, several realtors and title companies have requested 2 years worth of Board minutes. They will now be directed to the CCHOA website for this information. Another update for our website will be the new Board and their bio's.

### **New Business and Old Business: None**

**The meeting was adjourned at 11:40 a.m. by Jim Gurke.**

**Next scheduled meeting: Thursday, October 18, 2018, 8:30 a.m. Jim G's home.**

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

