

CLOS CHEVALLE HOMEOWNERS ASSOCIATION
CCHOA BOARD MINUTES
Thursday, September 21, 2017
8:30-11:35 a.m.

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

Call to Order: President Lew White called the meeting to order at 8:35 a.m.

Minutes: The August 9, 2017 Minutes were Board approved.

President's Report: Lew White

- Lew asked for Board feedback on the Annual Owners meeting held September 2. Overall comments were positive. The Board felt that the meeting was successful in Owner turnout, proxy votes submitted and information presented by each Committee Chair.
- The Annual Minutes cover letter will ask the Owners if they have thoughts regarding:
 - The Annual meeting date.
 - Picnic date options.
 - Any issues that weren't covered in the meeting that need attention.
 - A request for volunteers to assist Jim Batdorf on the Facilities Committee
- Shannon Kollmeyer has agreed to the removal of his marketing signs from the upper gate (Mirabella). The Board decided that the lower gate sign will remain at least until September 2018.
- An anonymous noise complaint was sent to an owner that has a system for repelling woodpeckers. Since the complaint was anonymous, the Board concluded no follow up was possible.
- Regarding term limits; Lew researched the by-laws and found that they do not state the timing of a 1 year term. The Board agreed that the year long term limit should run from January 1 through December 31 each calendar year. This would give new Board members several months to provide for proper transition and to familiarize their role on the Board. The first meeting of the New Year will shift the 1 year term to January in the event of a newly elected board.

Facilities Committee Report: Jim Batdorf

- Scott from Moe Asphalt and Jim B will do a walk through sometime this Fall of the entire trail system and discuss what repairs will need to be made throughout the trail network.
- The damaged middle gate has been repaired. Jim received a bill for approximately \$900. David Dufenhorst, vineyard owner, will be billed for half the cost of the repair amount.
- Irrigation water shut off is currently planned for October 20; changes would be dependant on the weather. The Water Dept. will shut off the water and blow the main line. Ed and his crew will shut off Clos CheValle lines. Individual property owners are then responsible for blowing the irrigation lines on their own property.

- Jim has been in contact with several landscape companies and will be seeking bids for landscape maintenance services starting in the spring of 2018. Board members have volunteered to work with Jim on this project.

Treasurer's Report: Tom Buell

- Tom presented the Income/Expense and Financial Transaction Report for the month of August 2017.
- Tom will speak with Doug Willcox regarding the "real estate tax variance".

Architectural Design Committee Report: 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.
- Lot 20-the ADC is working on an easement for HOA owned Tract 3 to locate the septic drainfield for Lot 20. Jim will give a cost estimate to Bob/Lori Wentland for approximately \$575.00 to cover 3 hours of paralegal time, plus filing fees to complete the easement paperwork. The Wentland's will be asked to give written approval of their assumption of the legal expense which Cos CheValle will incur in ordering the granting of the easement. With that agreement, Chelan County can issue the permit before the easement is complete. Liability for the drainfield performance legally rests with the Lot Owner.
- Lot 52-The ADC approved the house plans and communicated approval with the owners on September 19. A propane tank on the property will be buried.
- The Board has agreed to give the new owners of Lots 2, 15 and 16, 1 year to comply with their non-compliance landscape issues. Jim G will be in further contact with Lot 16 Lot and initial contact with 12 and 15 Lot Owners.

The meeting was adjourned at 11:25 a.m. by Lew White.

Next scheduled Board meeting: 8:30 a.m., Wednesday, October 4, Lew White's home.

Board minutes prepared by Pamela Ahl, CCHOA Secretary