

**CLOS CHEVALLE HOMEOWNERS ASSOCIATION
CCHOA BOARD MEETING MINUTES
December 19, 2019
8:33 a.m.-11:15 a.m.**

Present: Jim Gurke, Bart Harmeling, Larry Peabody, Lew White, Pamela Ahl and Board candidate Lori Wentland

Minutes: The November 21, 2019 minutes were Board approved.

Finance Committee: Lew White

- Lew presented the Income/Expense, the Account Balances and the Financial Transaction Expense Report through November 2019.
- The assessment approval and 2020 draft budget review were the primary agenda items. The final budget proposal will be sent to Board members on January 13 with final approval at the January 16 Board meeting.
- Lew recommended an assessment increase from \$1075. to \$1200. This will be the first increase in 3 years. Jim asked for and received from the Board, approval to increase the assessment. The motion was unanimously approved by the Board.
- Kerry Albright will send assessment notices on January 15 with a due date of February 15.

Facilities Committee: Bart Harmeling and Pamela Ahl

- A bid was received for one-way exit deer gates in the amount of \$1,200. Bart spoke with Shane Collins, contact person for Rocky Pond Vineyards regarding the shared expense. Shane has agreed to provide the labor to install the gates by the end of March and the CCHOA will purchase materials. Bart will contact Fish and Wildlife for advice on snow clearance.
- Bart will follow up on a valve cap that was damaged by a plow on Clos CheValle Road.
- The owner of Lot 64 will be contacted regarding their request to relocate the portable toilet used by our landscape crew. Once it is moved, a privacy screen will be constructed around the toilet.
- The Alta Vista gate continues to have performance issues. Bart is waiting on a bid for a new solar panel.
- Privacy concerns over wildlife cameras installed in common areas and elsewhere without approval was discussed by the Board and will be addressed by Jim.

Architectural Design Committee: Larry Peabody

- Larry gave his report on the past month's activity involving the ADC. Board members were issued a copy of the monthly report.
- Larry is drafting a letter to vacant lot owners to assist them with awareness of the guidelines for ADC approval.
- Work hour restrictions within the neighborhood are being amended under the contractor guidelines, to include National holidays.

Secretary's Report: Pamela Ahl

- Pam gave her resignation as Board Secretary as of December 31, 2019. Pam will focus on assisting Bart on the Facilities Committee and supervising the landscape crew.
- Pam's successor is full time resident Lori Wentland. A motion was received and seconded. The vote carried unanimously for Board approval of Lori Wentland as the new Board Secretary.

Presidents's Report: Jim Gurke

- Jim will send the year-end President's letter to all owners the first week in January. The email will include a comparison of the actual 2019 budget with the projected 2020 budget. The letter will inform owners of the assessment increase and payment timeline as well as the resignation of Pam Ahl and succession of Lori Wentland, as a new Board member and Secretary.
- Jim and the other Board members expressed their appreciation to Pam for her service as Secretary for the past 3 years.

- **New Business:** None

- **Old Business:** The Board discussed whether to continue paying for plowing up BMR Road from Hwy. 97 to the Mirabella gate since there is no obligation to do so. The Board agreed that Jim will contact Chris Snapp, spokesperson for Bear Mountain Ranch to inform him that our intent will be plow short term but not permanently.

The meeting was adjourned at 11:15 a.m. by Jim Gurke.

Next scheduled meeting: Thursday, January 16, 2020, 8:30 a.m., Jim's home.

The minutes were prepared by Pamela Ahl, CCHOA Secretary.