

# CLOS CHEVALLE HOMEOWNERS ASSOCIATION

## Board Meeting Minutes

August 17, 2023

8:35 a.m. – 11:13 p.m. via Zoom

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

**Present:** Jim Gurke, Lew White, Bart Harmeling, Larry Peabody, and Lori Wentland. Randi Burchett joined for the Finance Committee Report.

**Approval of Minutes:** The minutes of July 18, 2023 were unanimously Board approved. The Board also approved the draft minutes of the July 6 Special HOA Meeting, subject to approval by the full HOA at the upcoming Annual Meeting.

**Finance Committee:** Lew White

- Lew provided the Board with the monthly and YTD financials.
- The Board welcomed new Finance Committee member Randi Burchett.
- Lew reports that a CD is maturing next month, with two more maturing later this year. He anticipates renewal for 13 months, providing the rates are favorable.
- Expenses continued to track on budget this month and year-to-date.
- A reserve study waiver will once again be recommended based on RCW guidelines.

**Facilities Committee:** Bart Harmeling

- Bart gave an update on the status of facilities projects.
- Street resurfacing will not be considered for budgeting and scheduling until the pace of new home construction nears completion.
- For the street vault repairs, a temporary gravel fix was implemented until BMWD can get asphalt work done this fall.
- Signage will be used for weed spraying notification in the affected areas.
- Keyhole Security is scheduled for gate maintenance this fall.
- Doug Gibson will be the contact for gate fobs and mailbox keys.

**Architectural Design Committee:** Larry Peabody

- Larry reviewed his monthly report of all activities involving the ADC.
- Ongoing compliance issues are being addressed, and Larry is facilitating a construction related matter.
- Larry reports there are currently 5 active projects, with 2 expected new starts in the coming year.

**President's Report:** Jim Gurke

- Jim updated the Board on the status of the proposal for the vineyard tracts. The voting deadline for the proposal is August 31.
- Preparations are underway for the Annual Meeting on September 9, 2023 at 10:00 a.m. via Zoom. Jim reviewed the details of the agenda with the Board, along with a preliminary timeline.

- Jim will send an email to all Owners, including the details of the Annual Meeting, the Zoom invite, and the attached documents related to the business of the HOA.

**New Business:** None

**Old Business:** None

**Next Scheduled Meeting:** Thursday, September 21, 2023, 8:30 a.m. via Zoom.

**Adjourned:** The meeting was adjourned by Jim Gurke at 11:13 a.m.

The minutes were prepared by Lori Wentland, CCHOA Secretary.