

**CLOS CHEVALLE HOMEOWNERS ASSOCIATION  
CCHOA BOARD MINUTES  
May 30, 2018  
10:30 a.m.-1:15 p.m.**

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

**Call to Order: Lew White called the meeting to order at 10:35 a.m.**

**Minutes: The May 7, 2018 minutes were Board approved.**

**Presidents Report: Lew White**

- Lew and Tom met with Grandview Village HOA President Jeff McLaren as well as two prospective Board members and one other member of the Grandview Board for the purpose of further discussion regarding the Clos CheValle Park and Trail System Access and Shared Expense Proposal. After the meeting was adjourned, Lew felt that our counter proposal was met with good faith and made the decision to unlock the gates. If terms of the proposal are not accepted by the Grandview HOA and signed by Jeff McLaren on or before June 30, 2018, the gates may be locked once again.
- Lew presented a draft of the Grandview proposal for discussion and review by the Clos CheValle Board. With a few language and spelling corrections, a motion was made to approve the proposal. Approval was unanimous. Jeff McLaren will be sent a copy of the proposal for presentation to the Grandview HOA.
- The Board reviewed a draft of the Rocky Pond Vineyard policy agreement regarding the cost sharing and facility maintenance. An addition to the draft will be Rocky Pond's responsibility for repair and maintenance of the two trails exiting the shop area.
- Lew will contact Shannon Kollmeyer regarding ownership questions of the BMR Road from 97A to the upper gate.

**Finance Committee: Tom Buell**

- Tom presented the Income/Expense Statement, the Account Balances and the Financial Transaction Expense Report. The HOA is on budget YTD.
- Randi Burchett and Sue Chappell, both of whom are Clos CheValle homeowners, have agreed to join the newly formed Audit Committee.
- Tom and Lew (via conference call) met with Kristina Schrader of Conover Insurance to review liability coverage as it relates to the BMR road and the use of our trails by Grandview HOA. Kristina recommended the addition of an umbrella policy in the amount of \$1M which would provide an additional \$1M coverage for any common area or road liability issues that could occur. It was suggested that a trail sign be posted for trail users to "walk at your own risk".

### **Facilities Committee: Jim Batdorf**

- Jim will organize the retention pond project. Completion is anticipated by the end of June.
- Lot 59-Century 21 Real Estate Company will hold an open house at the Neisz property on Saturday, June 2. Jim spoke with the owners regarding the HOA requirement that someone appointed by the realtor or homeowner will be stationed at the lower gate entrance during the Saturday open house hours, to direct traffic and to keep deer from entering.
- The Spring road sweeping project continues to be delayed because of repairs being made to the sweeper.
- The last phase of the trail repaving project will be complete on or before June 8. One section of the upper trail still needs to be removed.

### **Architectural Design Committee: 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 1-The ADC received landscape plans and approval was granted.
- Lot 62-Approval was given for final driveway plans.
- Lot 20-There has been no further excavation or construction activity for several weeks.
- Lot 47-Jim has not received Phase 2 of Daniel Newton's landscape proposal although work appears to have started.
- Lot 58-A building permit has been issued and owners expect to break ground within 30 days.
- Lot 39- Jim will continue to work with the owners to resolve site plan and dimension issues.
- Lot 29-Jim will contact Dave and Diane Witzel and make an inquiry regarding their house plans and the need for approval by the ADC before obtaining permits.
- Exterior lighting still needs to be addressed in the ALDG and email to owners.

**The meeting was adjourned at 1:15 p.m. by Lew White.**

**Next scheduled Board meeting: Wednesday, July 11, at 8:30 a.m., Lew White's home.**

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