

CLOS CHEVALLE HOMEOWNERS ASSOCIATION
Board Meeting Minutes
January 16, 2020

8:35 a.m. - 9:53 a.m., Jim Gurke's home

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

Present: Jim Gurke, Bart Harmeling, Larry Peabody, Lori Wentland, and Lew White joined via conference call.

Approval of Minutes: The draft meeting minutes of December 19, 2019 were unanimously Board approved.

Finance Committee: Lew White

- Lew reviewed the CCHOA financials, updating the Income/Expense, Account Balances, and Financial Transaction Expense Report through December 2019.
- December expenses finished materially as projected, and the 2020 budget and finances look very good.
- Bart will request and remind the snow removal contractor to break down the charges for tracking of expenses between BMR Road and CC.
- Lew recommends the assessment invoices be sent via email prior to end of year for accounting purposes.
- Jim recognized Lew White and Kerry Albright for their work on the 2020 budget.

Facilities Committee: Bart Harmeling and Pamela Ahl

- Bart reported on operations of the gates and plans to replace control board on Alta Vista gate.
- Snow plowing guidelines were reviewed. Bart recommends more sanding on the steep areas of Bear Mountain Ranch Road, the gate areas, and other areas within CC. He suggested placing a shovel at the mailboxes to clear out after plowing. Larry offered to donate a shovel for that purpose.
- Bart met with a representative from Fish & Wildlife who advised on placement of the deer exit gates. Jim will look into property and easement issues. Bart will meet with Ed Kamphaus to finalize gate and berm details, then okay the fabrication for a late March installation.

Architectural Design Committee: Larry Peabody

- Larry gave an update on the past month's activity involving the ADC. Board members received a copy of the monthly report.
- Larry reports a potential of five new construction starts this year.
- A previously approved application was suspended until the account is brought current.
- An owner was contacted about overly bright exterior lighting.

Secretary's Report: Lori Wentland

- Lori expressed appreciation for Pam Ahl's time and effort to prepare her for the position of Secretary.

President's Report: Jim Gurke

- Jim plans to investigate the possibility of sharing costs with BMR entities for plowing/sanding of Bear Mountain Ranch Road.
- Feedback from Jim's January 6 President's letter was briefly discussed.
- Jim discussed the invitation sent to owners with the assessments and draft budget, for a meeting with the Board to ratify the 2020 Budget, to be held on February 20, 11:00 a.m. at Jim's home.

Old Business: None

New Business: None

Next Scheduled Meeting: Thursday, February 20, 2020, 8:30 a.m. at Jim's home.

Adjournment: The meeting was adjourned by Jim Gurke at 9:53 a.m.

The minutes were prepared by Lori Wentland, CCHOA Secretary.