

# CLOS CHEVALLE HOMEOWNERS ASSOCIATION

## Board Meeting Minutes

Thursday December 16, 2021

8:32 a.m. – 10:32 a.m. via Zoom video conference

**Call to Order:** The meeting was called to order by Jim Gurke at 8:32 a.m.

**Present:** Jim Gurke, Lew White, Bart Harmeling, Larry Peabody, and Lori Wentland. Kerry Albright joined for the Finance Committee report.

**Approval of Minutes:** The draft minutes of November 19, 2021 were unanimously Board approved.

### **Finance Committee: Lew White**

- Lew sent the Board the monthly and YTD financial reports.
- Lew and Kerry presented the final draft of the proposed 2022 Budget, and received input from the Board and Committee Chairs.
- A vote to approve the draft 2022 Budget was unanimously Board approved.
- An option for Owners to pay assessments electronically will be offered in 2022.
- Jim recognized the outstanding preparation of the budget by the Finance Committee.

### **Facilities Committee: Bart Harmeling**

- Bart updated the Board on the current facilities projects.
- Replacement mailboxes will be installed in coordination with the Post Office.
- Bart will talk to the snowplowing contractor about plowing wider lanes along streets and in turnaround areas.

### **Architectural Design Committee: Larry Peabody**

- Larry summarized his monthly report of activities involving the ADC.
- Larry addressed the gates being left open during consecutive truck loads, citing time constraints and wear and tear on gates.
- Supply chain issues and inflation continue to be concerns for both ongoing and prospective projects.

### **Secretary's Report: Lori Wentland**

- Lori sent the draft 2022 calendars to the Board, and asked them to review the CCHOA website for any needed updates.

### **President's Report: Jim Gurke**

- Jim shared his confidence in the thorough process of arriving at the CCHOA budget.
- On December 21, Jim will send Owners an email notification of the budget ratification meeting, to be held on January 11 at noon, via Zoom.
- Hiring Kerry Albright's accounting services will help provide continuity for future Board succession.
- Next month's Board Meeting will be rescheduled from January 20 to January 13.

**New Business:** None

**Old Business:** None

**Next Scheduled Meeting:** Thursday, January 13, 2022, 8:30 a.m. via Zoom.

**Adjournment:** The meeting was adjourned at 10:32 a.m. by Jim Gurke.