

**CLOS CHEVALLE HOMEOWNERS ASSOCIATION
CCHA BOARD MINUTES
Wednesday, March 1, 2017
8:30-10:00 a.m.**

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

Call to order: President Lew White called the meeting to order at 8:35 a.m.

Minutes: February 8, 2017 minutes were Board approved.

Facilities Committee Report: Jim Batdorf, Committee Chairman presented the “Weight Limit Restriction” signs that will be posted on all three gates on Monday, March 6th. The weight restriction guidelines were taken from Chelan County signage.

- The lifting of restrictions will be weather dependent sometime during the month of April or early May.
- Jim B is working on receiving bids for the 2017 road repair project. Once the bids have been received, the board will prioritize the repairs.

Treasurer’s Report: Secretary Pamela Ahl presented the Financial Transaction Report listing the Income and Expenses for the month of February 2017. Pamela is filling in for the vacationing Treasurer Tom Buell during the months of February and March.

- Tom will advise the title companies and real estate agents, if the properties they are inquiring about, are out of landscape compliance.

Architectural Design Committee Report: Jim Gurke presented a list of new reviews and an update on prior reviews in his **Current/Past Applications & Issues Status** report.

- Jim led a discussion on how the ADC reviewed and confirmed the definition of 1 to 2 story homes and the discouragement of a 3 story appearing home. This review was, in part, to confirm the application of appropriate minimum square footage requirements per the ALD Guidelines.
- A single story home is defined as having just a main living level with or without a lookout basement below the main level while a 2 story home is defined as having a main living level with a second story or living level above the main level.

President Lew White: led a discussion on “HOA Reserve Requirements” and the probable need for a Reserve Study sometime soon. Additional discussion with the full board will be on the April agenda.

- Lew reported that all ratification ballots to date, voted to ratify the budget.
- The formal meeting to ratify the budget is scheduled to be held on Saturday, March 4th.

New Business:

- The April board meeting will discuss whether CCHOA can afford to commission a Reserve Study in 2017 or if it should be delayed and budgeted for 2018.
- Tom Buell will update the board on plans for a financial audit.

The meeting was adjourned at 10:00 a.m. by Lew White.

Next scheduled board meeting: 8:30 a.m., Wednesday, April 12, Lew White’s home

Board minutes prepared by Pamela Ahl, CCHA Secretary