

**CLOS CHEVALLE HOMEOWNERS ASSOCIATION
CCHOA BOARD MEETING MINUTES**

**April 18, 2019
8:30-10:35 a.m.**

Present: Jim Gurke, Bart Harmeling, Lew White and Pamela Ahl

Absent: Larry Peabody

Call to Order: Jim called the meeting to order at 8:35 a.m.

Minutes: The March 6, 2019 minutes were Board approved.

Finance Committee: Lew White

- Lew presented the Income/Expense report, the Account Balances and the Financial Transaction Expense Report for the month of March.
- As of April 16, 3 owners/4 lots remain delinquent on their assessments. Emails have been sent to each owner updating the interest due and asking for owner intentions regarding when their assessments will be paid.
- The snow plow costs were \$6355. over budget for the 2018/19 winter season.
- Unbudgeted Projects include repairs to the main gate, caused by an unknown vehicle hitting the gate. Another repair to the main gate, has to do with the opening mechanism.
- Taxes have been filed and received by the IRS.

Facilities Committee: Bart Harmeling and Pamela Ahl

- New timers have been installed in the irrigation boxes down in the main park. This system will replace the individual timers for a more efficient and cost effective way to run the pop up sprinkler system in the park.
- Jim Batdorf has suggested buying new batteries for the main gate opening mechanism this year and batteries for the upper and middle gate in 2020.
- Jim B has finished rodent proofing and setting up shelving in the storage building we will use for irrigation supplies and snowplow markers.
- Pam started spring cleanup with the landscape crew on April 10. All 3 gates, the trails and both parks are finished.
- Bart and Pam have walked all of the vacant lots setting up the hoses and repairing sprinklers in preparation for the summer season and lot mowing.
- Scheduled street sweeping, to clean up the sand and de-icer spread on Clos Chevalle streets during the winter months, was completed on April 15th.
- The irrigation water will be turned on April 22.
- Road and Trail weed spray is scheduled for next week.

Architectural Design Committee: Larry Peabody

- Jim G gave the ADC report on this past month's activity in Larry's absence. Larry emailed his report to all Board members prior to our meeting.
- The weight restrictions were lifted and signs removed on April 6, which was consistent with overall Chelan County timing.
- Larry has found a paint industry measuring tool (LRV) that gauges how light reflective exterior paints are graded. He has utilized the LRV scale, twice now, with good results.
- There are 6 expected construction starts in 2019.

President's Report: Jim Gurke

- Jim sent a Spring Update email to all owners on April 6. The newsletter covered the Road weight restrictions that were lifted, Main gate repairs, street sweeping, the scheduled irrigation water turn on and Construction and Landscaping work hours reminder.
- On April 22, Jim sent a second update to all owners that irrigation water had been turned on, that entry gates repairs are pending and introduced our new Clos CheValle Facebook Group Page which will be moderated by owner Keven Erickson. Instructions on how to join the page were outlined in the newsletter.
- A third Spring update to all owners, will address the issue of removing apple suckers on each owners lot.
- Jim will continue communication with Shane Collins, Rocky Pond winemaker and contact person for vineyard maintenance. The vineyards have been pruned and the vines mulched. The mulching/mower attachment did a great job cleaning up the rows. The next communication with Shane will address the perimeter weeds around the vineyards and mowing schedule.
- Webmaster Jim Kott has been contacted regarding conversion of the minutes and plant list from Word to PDF

Old Business

New Business

The meeting was adjourned at 10:35 a.m. by Jim Gurke

Next scheduled meeting: Thursday, May 16, 2019, 8:30 a.m., Jim Gurke's home.

The minutes were prepared by Pamela Ahl, CCHOA Secretary