

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Thursday, January 19, 2023

8:32 a.m. – 9:56 a.m. via Zoom

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.

Approval of Minutes: The minutes of December 15, 2022 were unanimously Board approved.

Finance Committee: Lew White

- Lew provided the Board with the monthly and FY2022 financial reports.
- Lew discussed impacts of unexpected expenses on the 2022 Budget, mostly due to repairs after heavy rainfall, and the snow removal costs of November and December significant snowfall. Budgeting for higher snow removal expenses has served the HOA well.
- 2023 Budget Ratification: On December 21, 2022, Jim Gurke sent all Owners an email notification and invitation to attend the ratification meeting for the Board approved 2023 Budget on January 11, 2023 at noon via Zoom. Jim Gurke, Lew White, and Bart Harmeling were in attendance. As no others opted to attend, and no rejections were received, the 2023 Budget was officially ratified with 100% acceptance.
- Lew and Jim thoughtfully answered a homeowner's questions about the assessment increase. A major factor was double digit increases in costs to the HOA from two main suppliers.
- Lew reports that 16 assessments have already been received through automated payments. The due date for assessments is February 15.

Facilities Committee: Bart Harmeling

- Bart summarized the recent projects related to facilities maintenance.
- The budgeted cost for snow removal for January is \$6,500.
- A suggestion was made to leave the gates open during snow events to prevent issues with the gates. The trial period will be assessed after February.
- Doug Gibson has a kit for a possible fix for cloudy photo lenses for the gates.

Architectural Design Committee: Larry Peabody

- Larry reviewed his monthly report on all activities involving the ADC.
- Construction in the neighborhood slowed during the snowy periods.

President's Report: Jim Gurke

- Jim is awaiting finals of the year-end financials to post to the CCHOA website.
- Jim will reach out to Jeff Fehr's office for a current invoice.

New Business: None

Old Business: None

Next Scheduled Meeting: Thursday, February 16, 2023, 8:30 a.m. via Zoom

Adjourned: The meeting was adjourned by Jim Gurke at 9:56 a.m.

The minutes were prepared by Lori Wentland, CCHOA Secretary.