

**CLOS CHEVALLE HOMEOWNERS ASSOCIATION
CCHOA BOARD MINUTES
April 11, 2018
8:30 a.m.-12:00 p.m.**

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

Call to Order: Lew White called the meeting to order at 8:33 a.m.

Minutes: The March 14, 2018 minutes were Board approved.

Finance Committee: Tom Buell

- Tom presented the Income/Expense Statement, the Account Balances and the Financial Transaction Expense Report.
- Late fees will be charged to 4 owners who were delinquent in their assessment payments that were due March 1.
- Tom received a bill for the catch basin pump out in the amount of \$1947.60.
- Upcoming expenses will include a bill from Gabino Landscape service. Tom will send Pam a copy of each bill received during the landscape season so that she can cross reference with her records on the hours worked.
- Tom will work on forming an Audit Committee.

Facilities Committee: Jim Batdorf

- The catch basin pump out job was completed the 3rd week in March and will be scheduled on an “every other year basis” if needed. The catch basins will be visually inspected each year for evaluation. Last pump out was 2015.
- Jesus started the root barrier project which should be completed this week.
- Jim will contact Scott from Moe Asphalt to confirm a start date for the trail repair.
- Jim will draft a policy agreement for Rocky Pond Vineyards regarding cost sharing and facility maintenance. The proposal will also outline the communication process for informing Rocky Pond staff of any deer intrusions or perimeter fence damage and to confirm vineyard operation hours, especially on weekends. With Board approval, this proposal will be sent to David Duffenhorst, Rocky Pond Vineyard owner.
- The spring road sweeping project will be delayed because of repairs being made to the sweeper. Ed Kamphus will be in charge of sweeping the roads and trails once the sweeper has been repaired.
- Berm update: there has been mud runoff from a retention pond near Lot 50 flowing onto the Neff property in Grandview. The discovery of moles burrowing into the berm is the cause of the runoff. Jim has contacted Jesus regarding an estimate on labor to dig a trench and install a 4 ft. polycoated, mesh barrier that would stop the moles from further damage to the berm. The labor and materials estimate is around \$3200. which is not in the 2018 Budget. The Board agreed that the berm needs to be repaired this spring or fall when the ground is moist. Before digging begins, the PUD will be contacted to locate the underground electrical lines.

Facilities continued

- The BMWD annexation notice received by all Clos CheValle property owners, from Peterson & Marquis Law Office in Wenatchee does not affect Clos CheValle residents since we are already in the service area.
- The ADC will be consulted before any changes are made to the water filtration building located across from Lot 1.
- Real estate signs were discussed and the Board agreed that signage in front of each property for sale is allowed and that up to two small, discreet signs would be allowed, off to the side, at each gate. An area will be designated for this purpose.
- Signage was discussed that would list the Construction and Landscape hours at each keypad. No signage will be posted however language in the Guidelines will be updated with the new hours and our policy relating to breaches of those hours.
- Pam gave an update on the status of common area maintenance and upcoming landscape projects such as weed spraying the trails and roads.
- Jim B will speak with Don Barth about continued use of the dump site for landscape debris. Next fall we will be responsible for hiring someone to do the chipping of the debris on site.

Architectural Design Committee: Jim Gurke

- Jim gave his report on the past month's activity involving the ADC. Board members were issued an updated copy of the monthly report.
- A total of 29 trees were trimmed and 4 removed on the Gurke and McCannon properties to prevent compromising the view of the lake from the Polzin's pool deck.
- The Wentlands (Lot 20) have been given until April 16 to complete repairs to the main water line used to irrigate 5 properties above Lot 20 or incur a \$1000. a day penalty.
- Lot 20-After the ADC and BMWD received and reviewed their geotech study recommendations, the ADC issued a plan approval, contingent on owners' adherence to each of the recommendations included in the geotechnical study and the ADC requirements. As of April 11, there has been no response.
- Jim G was notified by Jim B that he had discovered a portion of the walking trail was cut by persons working on the Wentland property. Permission to cut through the asphalt was never given because of easement and power restriction issues.
- The Board discussed a request by owner Steve Cheresnik regarding neighborhood lighting in which he feels is becoming too bright. The Guideline update will reflect issues regarding LED lighting.
- New noise complaints regarding the Precht's use of an audible bird deterrent was discussed. Lew will contact the Precht's to resolve the issue.
- Real estate signs were discussed and the Board agreed that while only one standard size sign in front of each property for sale is allowed, we would take a wait and see approach regarding unauthorized signs posted at the entries. The Board will enforce no signs (other than the Developer's sign for original remaining lots) at the entries if they become a nuisance or too numerous.

ADC continued

- Jim sent a formal proposal to Jeff McLaren, president of Grandview Village HOA Board on March 28 regarding the shared expense of the Clos CheValle Park and Trail System with Grandview residents. Jeff requested an estimated breakdown for expenses. Jim responded on April 3 with the breakdown. Jeff will present the expense breakdown at the next Grandview Board meeting. As of April 11, there has been no response from Jeff.

Presidents Report: Lew White

- Lew issued each Board member a list of goals for each committee member to work on during the 2018 calendar year.
- Lew and Jim G will work on updating the Guideline changes and the Covenant recommendations.
- Lew will lead a future discussion regarding development of a Board Leadership Team for 2019.
- The fire policy update is still in limbo.
- Updates were added to the monthly 2018 calendar:
 - March, yearly catch basin inspection.
 - May, internal audit completion by May 30.

Old Business

New Business

The meeting was adjourned at 12:00 p.m. by Lew White.

Next scheduled Board meeting: 1:30 p.m., Monday, May 7, Lew Whites home.

Board minutes prepared by Pamela Ahl, CCHOA Board Secretary

