

**CLOS CHEVALLE HOMEOWNERS ASSOCIATION**  
**CCHOA BOARD MINUTES**  
**July 11, 2018**  
**8:30 a.m.-10:50 a.m.**

**Present:** Lew White, Jim Gurke, Jim Batdorf, Pamela Ahl

**Absent:** Tom Buell

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

**Minutes:** The May 30, 2018 minutes were Board approved.

**Finance Committee: Tom Buell**

- Lew White, filling in for Tom, presented the Income/Expense report, the Account Balances and the Financial Transaction Expense Report.
- Tom will give an update on insurance at the August 8 Board meeting. Lew questioned whether the \$1M liability amount is sufficient, so will discuss with Tom upon his return.
- The audit committee will meet in August after Steve Kennedy returns from his trip to Europe.
- Board members were issued a copy of a letter from Attorney Todd Kiesz regarding budgeting changes. In the initial review of this correspondence, Tom feels that we are already in compliance. However, further discussion will take place at the August 8 Board meeting regarding the “reserves” portion of this letter. Lew will review the reserve study direction before the September 1 owners meeting.

**Facilities Committee: Jim Batdorf**

- Jim announced that the Trail Repair and Crack seal projects are now complete.
- The Pond Retention and Mole Barrier projects are finished with new grass seed being spread on areas that were disturbed.
- Jim has prepared an agreement for Rocky Pond Vineyards regarding the cost sharing and facility maintenance. The proposal outlines the communication process for informing the Rocky Pond staff of any deer intrusions or perimeter fence damage, mowing frequency and to confirm vineyard operation hours, especially on weekends unless Clos CheValle is informed that spraying needs to be done in off hours because of unusual weather patterns. This agreement will be signed by David Duffenhorst, Vineyard owner. Shane Collins, the Winemaker will be the contact person for communication purposes.
- Jim will contact Clean Sweeper, in Wenatchee, to remove the sand and gravel residue left from winter sanding of the roads.
- Mark Babcock, Grandview will be contacted for his thoughts on a self closing gate and the cost involved.

### **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.
- Lot 18-General Contractor Dave Riel, informed Jim that a taller, engineered retaining wall will be required between the home and driveway. Owner will finish the wall with texture, color and landscaping to mitigate a stark appearance.
- Lot 20-Cement will be poured into the insulation forms on or around July 16.
- Lot 52-the septic location issue was resolved. The ADC agreed to pursue an easement on Tract 5A which is HOA open space to locate the septic drain field. An easement was prepared by Attorney Jeff Fehr and was signed, notarized and returned to Fehr on July 3 for recording.
- Lot 29-The ADC approved the house plans on July 2 granting a waiver on minimum square foot requirements because of the challenging uphill lot. With large covered decks and porches on both levels the ADC agreed that the design balance was ascetically pleasing. Permits are expected soon.
- Lot 58-The ADC received copies of the building permits in May. The owners broke ground on July 5.
- Jim received confirmation from Attorney Jeff Fehr, advising that we do not need to record the Grandview trail access agreement recently signed.
- Jim and Lew will continue to work on updating the Guideline changes and Covenant recommendations. The final changes and recommendations will be completed in August.
- Jim and Jeff Ballod, Bandera HOA met on June 27 to further discuss the Bear Mountain Ranch road maintenance issue. Jim reiterated that unless a compelling reason emerges, that the Clos CheValle HOA will remain unwilling to give up its rights "to no maintenance expense" citing the 2003 agreement between BMR and Lakeview Orchards.

### **Presidents Report: Lew White**

- Lew spoke with Don Barth, Bear Mountain Golf course owner regarding concerns and objections over the planned placement of a community dumpster across from Mirabella gate. Don withdrew his permission for that location. After a conversation between Lew and Sue Bell, Bandera HOA president, she has agreed to consider other locations.
- The Board is preparing for the Annual Owners Meeting which will be held Saturday, September 1 at 12:00 p.m. at the Chelan Fire Station. The annual picnic pot luck will be held after the meeting at around 3:00 p.m. in the park.
- For the Owners Meeting; Lew put together an outline for the Board to follow and topics that each Committee chairman will speak about. During the meeting we will be electing Directors to serve during 2019, voting on Resolutions and updating owners on key developments that took place in 2018 and plans for 2019.

**The meeting was adjourned at 10:50 a.m. by Lew White.**

**Next scheduled Board meeting: Wednesday, August 8, at 8:30 a.m., Lew White's home.**

**Board minutes prepared by Pamela Ahl, CCHOA Board Secretary**