

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

**November 14, 2018**

**8:30 a.m.-12:12 p.m.**

**Jim Gurke's Home**

**Present: Jim Gurke, Tom Buell, Larry Peabody, Lew White and Pamela Ahl  
Committee Member Present: Bart Harmeling**

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

**Minutes: The October 18, 2018 minutes were Board approved.**

**Facilities Committee: Tom Buell/Pamela Ahl**

- On October 29, Board members Tom Buell, Jim Gurke and Pam Ahl met with Gabino Hernandez to discuss the Winter plowing and Ice control agreement. There was also a discussion on the 2018 Landscape season, an irrigation bid request for upgrading timers and ideas for apple sucker eradication. After our discussion and with one change to the Winter Plowing agreement, it was signed by Gabino Hernandez and Jim Gurke.
- The Board received an irrigation bid from Gabino however he has been asked to present a more detailed bid and "scope of work" description.
- Jim B will upgrade the stone building for storing irrigation supplies next spring.
- The Board discussed whether to continue paying for plowing up BMR Road (from Hwy. 97) to the Mirabella gate since there is no obligation to do so. The Board agreed that Jim Gurke will contact Chris Snapp, spokesperson for Bear Mountain Ranch and inform him of our HOA's intent to continue plowing lower BMR Road in the short term, but not permanently.
- Don Barth was contacted regarding the tree debris that he allowed our landscape crew to put on his property. Don has offered to burn the piles of brush and limbs. He will charge us \$100. an hour with an estimated a cost of around \$1000. to do the job. The Board agreed to proceed with Mr. Barth's offer, and it expresses its appreciation to him.
- The Board discussed the apple sucker eradication issue and decided to have the landscape crew just cut and dispose of the apple trees in CCV common areas. Individual lot owners will be liable for removing starts from their property and disposing of the limbs. The Board will communicate this plan with Owners in spring 2019.
- Tom submitted a legal description of the BMR Road to Conover Insurance for our additional insurance coverage however Conover has asked for further information to identify the area to be insured.

### **Architectural Design Committee: Larry Peabody**

- Larry gave his report on the past month's activity involving the ADC. Board members were issued an updated copy of the monthly report.
- Larry will make sure the current Vacant Lot Status list is up to date for the 2019 assessment billing purposes.
- Lot 18-Larry did a site visit with Kevin and Angela Erickson. The location of the pool and retaining wall issues were resolved. Framing is underway.
- Lot 35-After additional changes were made to the house plans, ADC approval was granted on October 15.
- A total of 33 homes are now complete, 4 homes are currently under construction, 3 homes are pending or are approved by the ADC and 4 homes have expected construction start dates in 2019.

### **Secretary's Report: Pamela Ahl**

- The 2018 Board approved Draft Annual Meeting Minutes has been mailed to all owners.
- Pam finished the 2019 HOA Board calendar which will serve as a referral to Board members for Administrative deadlines, Board meetings and vacations. An informational calendar for owners will be posted to the website January 1.
- Pam has received the biography and photo from newly elected Board member Bart Harmeling. The bio and photo will be forwarded to our Webmaster Jim Kott.

### **President's Report: Jim Gurke**

- Tom Buell gave his resignation as Facilities Chairman. Tom and his wife Ruth will soon be moving to the Tri Cities.
- Tom's successor is full time resident Bart Harmeling. A motion was received and seconded, and the vote carried unanimously, for Board approval of Bart Harmeling as a new Board member and it's Facilities Chairman. The Board would like to thank Tom for his dedicated Board service as Treasurer and Facilities Chair for the past 3 years and it welcomes Bart to his new position.
- Bart and Pam have been asked to refine the Facilities duties and fine tune the team assignments for the 2019 season.
- Jim contacted Attorney Jeff Fehr about becoming our legal representative. The Board approved the decision to use Jeff as needed for routine legal services and to help ensure CCHOA remains informed and in compliance with RCW regulations. His fee is \$220. per hour with no monthly retainer. Lew will contact JDSA and inform them that they will no longer be needed as our registered agent. Lew will inform Kerry Albright that she will be the registered agent as of 11-14-2018.
- CCHOA Website changes are being forwarded to Webmaster Jim Kott for update and completion around January 2.
- There have been no updates regarding BMR Road.

**Finance Committee: Lew White/Tom Buell**

- Lew presented the Income/Expense report, the Account balances and the Financial Transaction Expense Report for the past month.
- The preliminary budget was discussed. The revised budget items costs are due by November 25.
- To minimize special projects, the self closing gate between Clos CheValle and Grandview Village will reflect a budget item as 0 until further discussion.
- Tom and Lew will present the landscape maintenance invoices to Grandview in November so that Grandview will be able to review the invoices before their December Board Meeting.
- Lew has completed a new Clos CheValle Payment Policy for service vendors.
- Tom and Lew will present Grandview with the draft invoice so that they have it to review prior to the CCHOA Board meeting on December 12.

**Old Business: None**

**New Business: The rescheduled January 14 Board meeting is now scheduled for January 9.**

**The meeting was adjourned at 12:12 p.m. by Jim Gurke.**

**Next scheduled meeting: Wednesday, December 12, 2018, 8:30 a.m., Jim G's home.**

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