

**CLOS CHEVALLE HOMEOWNERS ASSOCIATION**  
**Board Meeting Minutes**  
**May 21, 2020**

8:34 a.m. – 10:04 a.m., via Zoom video conference

**Call to Order:** The meeting was called to order by Jim Gurke at 8:34 a.m.

**Present:** Jim Gurke, Lew White, Bart Harmeling, Larry Peabody, and Lori Wentland. Kerry Albright joined in for the Finance Committee Report.

**Approval of Minutes:** The draft meeting minutes of February 20, 2020 were unanimously Board approved.

**Finance Committee: Lew White**

- Lew White and Bookkeeper Kerry Albright reviewed April financial reports and the YTD 2020 financial status.
- Only one outstanding annual assessment remains unpaid. A lien has been placed.
- All budgeted projects and purchases should reflect sales tax and other expenses for accurate budgeting purposes.
- Lew reports that expenses are well within budget and the YTD financials are on target.

**Facilities Committee: Bart Harmeling**

- Bart reports that mowing and irrigation is underway in park areas and vacant lots.
- Pam Ahl and the landscaping crew completed the seasonal cleanup and sprayed for weeds along trails and roadsides, not including BMR Road, which is not CCHOA's maintenance responsibility.
- The leaking irrigation valve in the park was replaced and the timers were upgraded.
- Bart contacted Shane Collins from Rocky Pond about the deer gates. Installation will begin after his crew completes seasonal vineyard work. Repairs will be made to a section of the fence.
- Bart plans to coordinate with the paving company to do some minor street repairs.

**Architectural Design Committee: Larry Peabody**

- Larry sent a copy of his report to Board members detailing the activity involving the ADC.
- Larry summarized the progress of two homes under construction, and three lots that have approved landscaping projects underway or pending.
- Lot 20 is waiting for the paving company to start the CC trail repair in the section that intersects their lot, in conjunction with their driveway paving project.
- Four expected construction starts are scheduled this year.

**Secretary's Report: Lori Wentland**

- Lori has been regularly updating HOA information, while Jim Kott updated the website.

**President's Report: Jim Gurke**

- Jim reported on an upcoming Bear Mountain Water District (BMWD) project that will bring treated domestic water from the treatment plant and reservoir in Clos CheValle up to Bear Mountain Ranch entities including the Bandera HOA residences. This project will require digging, trenching and backfill/repairing of pavement along Mirabella Drive near the entry gate, and the project may create some access challenges during the work period(s). Jim is in discussions with BMWD officials for project plan details and our demands for mitigation steps, prior to authorizing the work to commence.
- Jim addressed an attempted email scam targeting CCHOA board members, that seems aimed at associations such as ours. The scam was identified and no harm was done.
- Jim reported on an amicably resolved neighbor complaint.

**Old Business:** None

**New Business:** None

**Next Scheduled Meeting:** Thursday, June 18, 2020, 8:30 a.m., via Zoom conference

**Adjournment:** The meeting was adjourned by Jim Gurke at 10:04 a.m.

The minutes were prepared by Lori Wentland, CCHOA Secretary.