

**CLOS CHEVALLE HOMEOWNERS ASSOCIATION  
CCHOA BOARD MEETING MINUTES  
July 26, 2019  
8:30 a.m.-11:30 a.m.**

**Present: Jim Gurke, Larry Peabody, Bart Harmeling and Pamela Ahl**

**Absent: Lew White**

**Call to Order: Jim called the meeting to order at 8:30 a.m.**

**Minutes: The June 20, 2019 minutes were Board approved.**

**Finance Committee: Lew White**

- Jim gave the financial report in Lew's absence. Each Board member was given a copy of the Income/Expense report, the Account Balances and the Financial Transaction Expense Report for the month of June. The newly adopted accrual method and the 2019 budget monthly expense timing has been adjusted accordingly.
- As of July 26, the owners of Lot 29 remain delinquent on their HOA yearly assessment including penalties.
- Grandview Village has paid their portion of Parks and Trails maintenance expenses in the amount of \$1077.22 and is up to date through June's invoice.

**Facilities Committee: Bart Harmeling/Pamela Ahl**

- The second round of lot mowing has been completed.
- Bart received a bid from Keyhole Security for new sensors on the Clos CheValle and Mirabella gates. Installation is scheduled for August 2.
- The general maintenance appointment on July 5 for the Mirabella gate revealed that the gate arm needs the hydraulic oil topped off and the arm adjusted.
- The culvert on Lot 66 remains plugged. Sand and rock that plugged the culvert due to heavy rain in early July, have been attributed to work done by Antonio's landscape company. Bart will continue communication with the homeowners as to what their plan is to restore the functionality of the culvert.
- Bart will get a bid from Jesus to estimate the work for repairing the approximately 6 check dams on Bene Vista Road.
- Bart will document preventative maintenance of the check dams to consider for the 2020 budget.

**Architectural Design Committee: Larry Peabody**

- Larry gave his report on the past month's activity involving the ADC. Board members were issued a copy of the monthly report.
- A revised draft application for the Architectural and Landscape Design Guidelines was presented to each Board member and has been approved. The application will be posted to the CCHOA website by mid August.
- Currently there are 6 homes under construction, 2 new home applications pending and 5 expected construction starts in 2019.

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

- On July 23, An email notice was sent to all owners for two events coming up in August:  
**Sunday, August 11, 6-8 p.m.** a Meet and Greet which will be hosted by the Clos CheValle Vineyards and the Rocky Pond Winery team. This is a chance for CCV owners to meet the winemaker, Shane Collins and tasting room manager, Jill Babcock.  
**Saturday, August 31, noon-2:00 p.m.** the Annual Meeting of the CCV Homeowners Association.
- The Chelan Fire Station has been reserved and confirmed for the Annual Meeting.
- A USPS mailing will be sent to Owners by August 10 providing notification of the August 31 Annual Meeting details and supporting documents.
- Pending further information or updates, the request by Grandview Village HOA for researching feasibility of providing boat buoys on CC and GV developer's waterfront easement has been rejected by the CC Board, on the basis of developer's intention not to develop the easement for cost, safety and permitting issues. There have been no further updates from GV HOA.
- GV HOA is awaiting a bid from landscape contractor, Gabino Hernandez for improvements to the CC access trail. Once received, the plans will be submitted to CCHOA for approval.
- The Board discussed the agenda outline, resolution(s) and succession planning for the upcoming Annual Meeting.

### **Old Business: None**

### **New Business:**

- Jim contacted the owners of Lot 33 regarding a possible short term renter. The home owner said that the family staying on premise had been hired to paint some interior parts of the house.
- Jim reported that on July 22, Chris Snapp of Bear Mountain Ranch (BMR) informed him that BMR has hired an engineering company to conduct a traffic and use study for BMR road, in order to determine fair percentages based on use from each user segment. Mr. Snapp acknowledged that there is no obligation on CC's part, but would appreciate the information for their study. Jim responded with the information requested.

**The meeting was adjourned at 11:30 a.m. by Jim Gurke**

**Next scheduled meeting: Thursday, August 15, 2019, 8:30 a.m. Jim Gurke's home.**

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