

**CLOS CHEVALLE HOMEOWNERS ASSOCIATION
CCHA BOARD MINUTES
Wednesday, April 12, 2017
8:30-11:15**

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

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

Minutes: The March 1, 2017 Board Meeting and the March 4, 2017 Special Owner's Meeting minutes were Board approved.

Treasurer's Report: Tom Buell reported on the Maintenance Cost breakdown for January and February 2017 and presented the Financial Transaction Report listing the Income and Expenses for the month of March 2017.

- Tom gave us an update on the 2017 Assessments that have been paid and those that remain outstanding.
- When the 2016 taxes are complete, Tom will be asking the CPA to review the financials prepared by Kerry Albright and Tom Buell, for audit.
- Each month the Board will track the expenses and compare them to the budget. The maintenance expenses will be used to track present and future fixed and variable maintenance expenses.
- A review of the Insurance coverage for the common areas will be presented at the May 10, 2017 Board meeting.
- Tom will contact an Escrow company to see if our HOA can identify landscape and other HOA non-compliance issues when Escrow agents call for status of payments. If allowed, this will put new buyers on notice that there are non-compliance issues that need to be corrected.

Facilities Committee Report: Jim Batdorf removed the "Weight Limit Restriction" signs on all 3 gates, Monday, April 10.

- Jim and Scott from Moe Asphalt did a walk through for crack and asphalt repair on the roads in Clos CheValle. Scott prepared a bid and Jim presented the bid to the Board: \$6809.00 for crack fill and \$3126.00 for asphalt repair. The bid was within the cost budgeted by the Board for 2017. Scott will send an email detailing exactly what the crack and road repair bid includes. The trail system is not included in this bid.
- **The Board unanimously approved this project subject to review of the final bid by Jim with no new issues evident.**
- An arborist will be contacted for suggestions regarding the sumac root problem which is lifting asphalt on the trail system.
- With Ed Kamphaus's pending retirement, in a couple years, a suggestion was made to shadow Ed so we can learn his routine and maintenance schedule.

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- Lot 20: Homeowner has requested to move the irrigation line 1' to accommodate their septic system. This will move the irrigation line 1' beyond the property line east into Open Tract 3. The 10' setback and a 5' Utility Easement required by the Water Department will determine, with Jim and Ed's approval, where the line will be permanently placed. Board approval may be needed for placement of the septic system in a common area. The Board awaits a final plan approved by the Water District prior to considering approval.

Architectural Design Committee Report: Jim Gurke presented an update on Prior Reviews and New Reviews. All Board members were issued a copy of the **Current/Past Applications & Issues Status Report.**

- After a discussion with Jim G. and Rich Peterson, former Bandera Board member, over the responsibility for road maintenance on the Bear Mountain Road (BMR), legal documents were shared with Rich Peterson regarding this issue, demonstrating in the 2003 easement agreement why Clos CheValle was relieved of future BMR Road maintenance responsibility.
- An expected proposal from Bear Mountain Ranch to turn over the BMR road to Chelan County has not yet been received by the CCHOA. The proposal expected could have significant impact on Clos CheValle owners so it will need careful consideration.
- Lot 8: The 15' frontage setback approved by the CCHOA ADC is under review by Chelan County as it has determined the setback to be 20'.

President's Report: President Lew White will notify all landowners that the irrigation water will be turned on **Monday, April 24.**

- An email notification will be sent April 24, to landowners delinquent on their assessments which were due April 1. Notices will remind delinquent landowners that a 12% per annum interest charge on the outstanding balance will be assessed monthly if the annual payment is not received by CCHOA prior to May 1st.
- Lew led a continued discussion regarding the "HOA Reserve Requirements". One proposal has been reviewed. More bids will be pursued once the road and crack repairs are complete.

New Business: An "Owners Section" will be added to the CCHOA Website by web designer, Jim Kott. Each month, new information will be discussed and added to the website with Board approval. The current list will start with the **Approved Board Minutes.** Other topics being considered are the:

- **ADC update of the Applications & Issues Status Report each month.**

The meeting was adjourned at 11:15 by Lew White

Next scheduled Board meeting: 8:30 a.m. Wednesday, May 10, Lew White's home

Board minutes prepared by Pamela Ahl, CCHOA Secretary

