

CLOS CHEVALLE HOMEOWNERS ASSOCIATION
CCHOA BOARD MINUTES
February 22, 2018
8:30 a.m.-10:35 a.m.

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

Call to Order: President Lew White called the meeting to order at 8:45 a.m.

Minutes: The January 10, 2018 minutes were Board approved.

President's Report: Lew White

- Lew announced that the 2018 Budget has been ratified with final approval by the Clos CheValle property owners.
- Lew has reviewed the language in the Covenants and By-laws and has put together a first draft to discuss and review with Jim G. If anything of real importance needs to be changed, legal counsel will be consulted. The legal expense for these changes will be budgeted and Board approved.
- Lew will provide Jim Gurke with a draft agenda by March 7. Jim will amend the agenda as needed since he will conduct the Board meeting March 14. The meeting will be held at Jim Gurke's house on Wednesday, March 14 at 8:30 a.m.
- Contact will be made with Grandview Village HOA President, Jeff McLaren, to set up a meeting for discussion regarding a self closing gate with keypad for the gate going into Grandview. This solution should solve the problem of the gate constantly being left open which allows herds of deer to access Clos CheValle. Jim Gurke will also be present for this meeting.
- Lew has asked Pam and Jim B to submit suggestions for the upcoming meeting with Vineyard owner David Dufenhorst, his vineyard manager and foreman Ramon. The meeting will be held Saturday, March 3 at 2:30 p.m.
- An email will go out to all property owners asking for volunteers to help with the Facilities Committee. A clear description of the duties and time obligation will detail the commitment. The distribution of mailbox keys and entrance gate openers would be one of the duties for this position position.
- Lew will contact each individual property owner that is late with their assessment payment, due March 1.

Facilities Committee Report: Jim Batdorf

- The root barrier, which will be used in the April trail project, has been purchased in the amount of \$3,379.76.
- During the month of January, large herds of deer gained access to Clos CheValle through open gates and areas of damaged fence line. Ed and vineyard foreman Ramon corralled the deer out. A review of the fence line found many areas where damage had occurred when deer were gaining access and trying to get out. This will be one of the topics at the meeting on March 3 with David Dufenhorst. The ongoing fence line negligence is a concern because of the CCHOA's obligation to cover half the expense. A semi-annual survey of the fence line will be required to keep up on the repairs before they become expensive problems.

Facilities continued

- In regards to spring street cleanup and sweeping, Jim will request a bid from Jesus for his services and equipment cost for his tractor and sweeper attachment. Jim will also contact a company out of Wenatchee that provides this service to residential customers.

Architectural Design Committee Report: 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.
- Jim and Lew will meet to discuss proposed updates to the Guidelines. Language in the Covenants and By-laws will be looked at as well, although there are no immediate plans to make changes.
- Lot 18-As of February 22, there is still no building or equipment activity. The owner, Kevin Erickson has been advised that weight restrictions are in place for heavy equipment.
- Lot 20-Jim sent an email to the Wentlands regarding the ADC and BMWD requirements that will need to be followed regarding the slope stabilization issue on their property.
- Lot 20-will also be responsible for trail repair and repaving at the same time their driveway is paved. The main irrigation line that was cut and moved, needs to be repaired so that the upper lots behind the Wentland property will have irrigation water available when the water is turned on in April.

The meeting was adjourned at 10:35 a.m. by Lew White.

Next scheduled Board meeting: 8:30 a.m., Wednesday, March 14, at Jim Gurke's.

Board minutes were prepared by Pamela Ahl, CCHOA Board Secretary.