

**CLOS CHEVALLE HOMEOWNERS ASSOCIATION  
CCHOA BOARD MINUTES**

**May 7, 2018  
1:30 p.m.-3:10 p.m.**

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

**Call to Order: Lew White called the meeting to order at 1:40 p.m.**

**Minutes: The April 11, 2018 minutes were Board approved.**

**Finance Committee: Tom Buell**

- Tom presented the Income/Expense Statement, the Account Balances and the Financial Transaction Expense Report. The HOA is on budget YTD.
- The 2018 Assessments have been paid in full.
- Contact will be made with Randi Burchett and Steve Kennedy regarding their participation in forming an Audit Committee.
- The search for a Board Treasurer continues. Lot owner and Bookkeeper, Kerry Albright has agreed to prepare the monthly/yearly financial statements and spreadsheets.

**Facilities Committee: Jim Batdorf**

- Moe Asphalt will start the Trail repair project by May 9. The anticipated completion will be 3 days from start to finish.
- The Lower park irrigation repair is anticipated to be completed on May 8.
- The spring road sweeping project continues to be delayed because of repairs being made to the sweeper. Ed Kamphus will be in charge of sweeping the roads and trails once the sweeper has been repaired. Ed will train either Jesus or Gabino to run this machinery so that we have someone who will transition into this job for the spring of 2019.
- The Board agreed not to charge Rocky Pond winemaker, Shane Collins for the gate opener he was issued.
- Jim B is working on a draft Policy agreement for Rocky Pond Vineyards regarding the cost sharing and facility maintenance. The proposal will outline the communication process for informing Rocky Pond staff of any deer intrusions or perimeter fence damage, mowing frequency and to confirm vineyard operation hours, especially on weekends. Lew will review the proposal and present it to the Board for approval.

### **Architectural Design Committee: 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.
- Lot 1-Shelby and Randi Burchett were granted a request for their parents RV to be parked on the property during the move-in weekend and rare weekends in the future. They will be submitting landscape plans soon.
- Lot 62-Jim met with Bart and Sue Hamerling to discuss the need to avoid close planting of trees and shrubs for sewer and trail root encroachment.
- Lot 18-Dave Riel, is the new contractor. Dave has resumed the dirt work that was started by the previous contractor.
- Lot 20-ADC received County building permit copies May 3. The Wentland's agreed not to bury a drain pipe under the trail at the west end of their lot. They also agreed that the damaged trail will be repaired after construction and during the paving of their driveway.
- Jim received a proposal from Bandera HOA Board member Jeff Ballod, regarding the BMR Road maintenance issue. Jim met with Jeff on April 19 to review and discuss the proposal. On May 6, Jim sent Jeff a summary of key documents defending our position. Jeff responded that he will "explore the issue thoroughly and respond". No response has been received.
- Jim received a letter on May 6 from Grandview Village HOA President Jeff McLaren. The letter was in response to Jim's April 3 correspondence with Jeff regarding the breakdown of the Clos CheValle Park and Trail System expenses. Jim G has asked Lew to schedule a meeting with Jeff to discuss and review Grandview's position while he is on vacation.

### **Presidents Report: Lew White**

- Lew and Jim G will continue to work on updating the Guideline changes and the Covenant recommendations. Contractor hours were updated and approved by the Board. Monday-Saturday hours are 7 a.m.-6 p.m. with no work allowed on Sunday.
- Lew will set up a meeting with Grandview Village HOA President Jeff McLaren. One request that Jeff made in his correspondence with Jim G was that the locks that were placed on the gates be removed so that Grandview residents can access the Clos CheValle trail system. The Board agreed that all locks will stay in place until an agreement has been reached with both parties.

**New Business:** The Board will research to see if the hiring of a Management Company in the future would be advantageous for the HOA.

**The meeting was adjourned at 3:10 by Lew White.**

**Next scheduled Board meeting: 11:00 a.m., Monday, June 11, Lew Whites home.**

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

