

# CLOS CHEVALLE HOMEOWNERS ASSOCIATION

## Board Meeting Minutes

November 17, 2022

8:30 a.m. – 11:29 p.m. via Zoom

**Call to Order:** The meeting was called to order by Jim Gurke at 8:30 a.m.

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

**Approval of Minutes:** The draft minutes of October 20, 2022 were unanimously Board approved.

**Finance Committee:** Lew White

- The majority of the meeting was devoted to the Draft 2023 Budget, as the Board conducted a line-item examination of the upcoming budget.
- Lew presented his monthly financial report to the Board. Expenses continue to fall below the projected budget to date.
- Lew recognized Kerry Albright for streamlining the budget documents.
- With significant increases announced by vendors in our primary cost lines, the Board anticipates needing increases in assessments and vacant lot fees for 2023.
- Lew plans to attend a Bear Mountain Water District commissioner's meeting.
- Jim and Bart intend to research fees for maintenance services.

**Facilities Committee:** Bart Harmeling

- Bart discussed the season's first snowfall and the recommendations for Hernandez Landscaping's snow plow crew.
- The gate keypad numbers continue to operate inconsistently. The manufacturer offers a new unit that should be compatible with our current systems and remote fobs.
- Bart walked the fence lines to identify areas in need of repair.
- The Board is pleased to officially welcome Doug Gibson to the Facilities Committee under Bart's leadership.

**Architectural Design Committee:** Larry Peabody

- Larry reviewed his monthly report of all activities involving the ADC.
- Larry discussed the status of ongoing projects, prospective applications, and reported that 42 of the 67 lots have completed homes to date.

**President's Report:** Jim Gurke

- Jim recognized Lew White, Kerry Albright, and Bart Harmeling for their work on the 2023 Budget.
- Jim continues to work on future Board succession.

**New Business:** None

**Old Business:** None

**Next Scheduled Meeting:** Thursday, December 15, 2022, 8:30 a.m. via Zoom.

**Adjourned:** The meeting was adjourned by Jim Gurke at 11:29 a.m.

The minutes were prepared by Lori Wentland, CCHOA Secretary.