

# CLOS CHEVALLE HOMEOWNERS ASSOCIATION

## Board Meeting Minutes

Friday, November 19, 2021

8:32 a.m. – 11:22 a.m. via Zoom video conference

**Call to Order:** The meeting was called to order by Jim Gurke at 8:32 a.m.

**Present:** Jim Gurke, Lew White, Bart Harmeling, Larry Peabody, and Lori Wentland.

**Approval of Minutes:** The draft minutes of October 21, 2021 were unanimously Board approved.

### **Finance Committee: Lew White**

- Lew presented the monthly financial reports for October and YTD. Operating expenses are still within budget and the finances are sound.
- Lew directed a line-item review of the draft budget, and answered questions from Board members. Lew will follow up with Bart on the Facilities Committee budget.
- An increase in the annual assessment was discussed.
- Committees need to have the final budget numbers to Kerry by December 3.

### **Facilities Committee: Bart Harmeling**

- Bart began his report with an update on the process of replacing the bank of mailboxes. He will coordinate with the Post Office to install the locks, and new keys will be issued to Owners.
- A damaged stop sign post will be replaced at Bene Vista, a technician will repair the gate at Mirabella, and weed control and fertilizing at the park was postponed due to snow.
- Facilities and maintenance budget items were discussed.

### **Architectural Design Committee: Larry Peabody**

- Larry reviewed his monthly report of all activities involving the ADC.
- Larry updated the status of the active construction sites. Supply chain issues could affect the timeline for some projects.
- Jim recognized Larry for his work on behalf of the ADC. Larry reports that the new ADC committee members are actively engaged and doing well.

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

- Jim reported that there are no new talks at this time in regard to BMR Road.
- The decision was made not to include a future HOA management company in the next budget cycle. Instead, Kerry Albright's accounting firm will be retained to handle the HOA's accounting needs.
- Jim shared his comments and suggestions regarding the draft budget.

**New Business:** None

**Old Business:** None

**Next Scheduled Meeting:** Thursday, December 16, 2021 via Zoom.

**Adjournment:** The meeting was adjourned by Jim Gurke at 11:22 a.m.

The minutes were prepared by Lori Wentland, CCHOA Secretary.