

CLOS CHEVALLE HOMEOWNERS ASSOCIATION
CCHOA BOARD MINUTES
Wednesday, January 10, 2018
8:30 a.m.-10:30 a.m.

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

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

Minutes: The December 14, 2017 minutes were Board approved.

Facilities Committee Report: Jim Batdorf

- Jim gave the Board a figure of \$24,363.40 to complete the April root barrier and the May trail repair projects. This figure includes state tax. Tom projected a \$14,093. budget shortfall to complete both projects in 2018. This shortfall will be compensated with monies from the Washington Federal CD and repaid beginning in 2019.
- It has been calculated that \$230. will be charged to each vacant lot owner for the 2018 summer maintenance season. This fee will cover the cost of mowing each lot twice and to keep the lots watered for fire protection. A decision will be made, on an individual basis, regarding a refund if construction begins before the first mowing.
- The upper gate that needed service has been repaired.
- Next summer, Pam will manage the common area maintenance crew and Jim will manage the vacant lot watering and mowing crew.
- Storage has been made available in the Water District storage shed for irrigation equipment and the snow plow stakes.
- Ed Kamphaus and Mark Shram have committed to snow plow services through the winter season of 2018/2019 (approx. Nov.-March).
- Jim, Lew and Pam will meet with vineyard owner, David Dufenhorst, at the end of February. The discussion with David will include vineyard mowing, early morning spray and maintenance around each vineyard.

Treasurer's Report: Tom Buell

- Tom presented the Income/Expense, the Financial Transactions for the month of December and the final 2017 totals.
- The final 2018 Budget was presented to the Board for approval. Before approval, Tom went over 4 items that could adjust by minimal amounts. 1). Our Commercial General Liability coverage. 2). Vacant lot maintenance. 3). Storm Drain pump out. 4). Income (key fobs and interest). Lew asked for and received, from the Board, a motion to approve the 2018 Budget. The motion was approved with minor adjustments to be made.
- Budget and Assessment invoices will be sent to owners on January 15. Assessments will be due March 1. Late fees will be assessed March 15.

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.
- Lot 18- Jim spoke with Kevin Erickson about removing the portable toilet while not in use for the winter months. Kevin says that his contractor will be working on the foundation and would like it to remain.
- Jim spoke with Stacy McCannon (Lot 26) regarding the Polzin's (Lot 15) concerns with the eventual height of the McCannon's trees. Stacy was very cooperative and both she and Jeff will work with the Polzin's on a mutual agreement for tree height. Larry Peabody will speak with the Polzin's regarding Jim's communication with the McCannon's.
- Jim and Lew will review and publish a new set of Guidelines. It has been noted, that several sections of the Guidelines need an update. A review of the language throughout the Covenant's will be looked at as well, although there are no immediate plans to update. In the future, if anything of real importance needs to be changed in the Covenants, then the legal expense for these changes will be budgeted and Board approved.

President's Report: Lew White

- Lew presented a draft letter that will be sent on January 15 to all Owners. The letter was Board approved and will include the 2018 Assessment notification, 2018 Budget, HOA information updates and notice of the Ratification meeting date and time. The Ratification meeting will be held Saturday, February 17 at 2:00 p.m. at the Chelan Fire Station.
- An updated 2018 calendar was given to each Board member. Added to the calendar were 3 projects: storm drain pump out, trail repair and root barrier project.
- A list of goals was issued to each Board member to work towards and accomplish in 2018. Added to the list was: Board and Committee Leadership Recruiting.
- Lew spoke with our Commercial Liability Insurance broker regarding wood fueled outdoor fires. There would be no cost increase to our insurance policy. Chelan County had no issue with a change to the Covenants in allowing wood fueled fires outdoors.

The meeting was adjourned at 10:30 a.m. by Lew White.

Next scheduled Board meeting: 8:30 a.m., Thursday, February 22, Lew White's.

Board minutes prepared by Pamela Ahl, CCHOA Board Secretary

