

# CLOS CHEVALLE HOMEOWNERS ASSOCIATION

## Board Meeting Minutes

January 18, 2024

8:32 a.m. – 9:38 a.m. via Zoom

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

**Present:** Jim Gurke, Lew White, and Lori Wentland. Bart Harmeling and Larry Peabody were absent. A quorum was reached.

**Approval of Minutes:** The minutes of December 13, 2023 were unanimously Board approved.

**Finance Committee:** Lew White

- Lew provided the financials for December and 2023 YTD, and gave a brief report highlighting the success of the 2023 budget management process/results.
- Lew recognized the Facilities Committee for their fiscal responsibility in keeping the budget on track.
- Kerry Albright submitted the final 2023 finance report, to be posted to the CCHOA website, along with the newly ratified 2024 budget. Assessments to owners have been sent out, due on February 15.
- The 2024 budget ratification meeting was held January 11, 2024. An invitation to owners to attend via Zoom was sent on December 18, 2023. The meeting was called to order at 12:02 p.m., with Lew White and Jim Gurke. No other attendees joined. No objections to the budget were received, either via email or by USPS. Therefore, Lew will instruct Kerry that the 2024 budget was ratified, and assessments to be sent out on January 15. The ratification meeting was adjourned at 12:16 p.m.

**Facilities Committee:** Bart Harmeling

- On behalf of Bart, Jim gave an update on gate issues.

**Architectural Design Committee:** Larry Peabody

- Jim reviewed Larry's ADC summary on the status of homes nearing completion.

**President's Report:** Jim Gurke

- Jim presented minor updates on the status of Rocky Pond's tasting room project and pending application process.

**New Business:** None

**Old Business:** None

**Next Scheduled Meeting:** February 15, 2024 at 8:30 a.m. via Zoom.

**Adjourned:** The meeting was adjourned by Jim Gurke at 9:38 a.m. The minutes were prepared by Lori Wentland, CCHOA Secretary.