

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

August 21, 2025

8:30 am, via Zoom

Call to Order: The meeting was called to order by Jim Gurke at 8:31 am.

Present: Jim Gurke, Lew White, Bart Harmeling and Karin Polzin.

Approval of Minutes: The minutes of July 16, 2025 were unanimously Board approved.

Facilities Committee: Bart Harmeling

- July landscaping completed as scheduled, except for park fertilizer.
- Irrigation in the park continues to be problematic.
- August is on schedule, and will include park fertilizing, if the irrigation problem can be resolved.
- Vacant lot irrigation is scheduled to be turned off by Labor Day.
- Cleaning the area behind curbs along Clos CheValle Rd is still planned.
- Firewise survey was conducted on August 7. Waiting for report.
- The Mirabella keypad is intermittently allowing access to programming.

Finance Committee: Lew White

- No significant changes to or issues with the balance sheet. No unexpected expenses.
- Interest is low to budget; likely a timing issue.
- Landscaping is \$940 over budget due to timing issues, YTD is fine.
- Vacant lot mowing and watering are tracking to budget
- Landscape maintenance is under budget for month \$1844. ?? Does this make sense, considering bullet point #3?
- Total Expenses are \$796 over budget for July, \$5,295 under YTD.
- NOI is under budget for the month, \$5,380 over YTD.
- EOY CASH Forecast: \$5,795.87
- July Financial Analysis: Tracking to budget, no significant issues.

Architectural Design Committee: Larry Peabody

Active Projects and Issues - Status

- Lot 42 – This project is complete
- Lot 14 – The pool work is continuing, as well as interior finish work.
- Lot 6 – The foundation work is nearly complete.

New and Prospective Applications – Status

- Lot 7 – No updates.

Summary

- Completed homes in CCV: 50 of 67 total lots in CCV
- New homes under construction: 2 (Lots 6, 14)
- New home apps pending or approved: 1 (Lot 7)
- Expected construction starts in 2025: 1 (Lot 7)

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President's Report: Jim Gurke

- Jim updated the board regarding the sewer project plan for lot #56. (I think?)
- Preparation for September 13th Annual Meeting was discussed.
- Thanks to Bart, Larry and Lew for their annual department reports.

Old/New Business: None

Adjourned: The meeting was adjourned by Jim Gurke at 10:13 am.

Next Scheduled Meeting: October 16 at 8:30 am via zoom.

The minutes were prepared by Karin Polzin, CCHOA Secretary.