

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

October 16, 2025

8:30 am, via Zoom

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

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

Approval of Minutes: The minutes of August 21, 2025 were unanimously Board approved. Chris Gurke will post the draft annual meeting minutes of September 13, 2025 on the website, once board approved, estimated next week. Jim will also distribute the draft minutes to the HOA membership within 60 days of September 13th.

Facilities Committee: Bart Harmeling

- September landscaping completed as scheduled, and October is on schedule. Landscape work will cease at the end of the month.
- Irrigation shutdown is scheduled for October 20, and the system will be blown out on the 24th .
- The photo beam on the Alta Vista Gate has been disconnected, due to insufficient solar power.
- Curb markers will be put in place at the end of October.

Tentative Firewise actions for budgeting preparation:

- 2026 - Remove dead and dying trees along roads and trails. Trim overhanging branches to allow for emergency vehicle access, and limb up pine trees with low branches.
- 2027 - Remove dead woody brush within 12' of trails and roads, and within 100' of structures.
- 2028 - Remove crowded aspens and underlying brush along La Collina.

Finance Committee: Lew White

- No significant changes to or issues with the balance sheet, no unintended expenses. Bart and his team are doing a great job of staying on budget.
- Interest income is higher than budgeted due to higher CD rates.
- Landscaping is over budget as previously discussed, but total maintenance is significantly under budget due to lower than budgeted snow removal, fence, gate and street repair expenses.
- If November and December performance is per budget, a 2025 cash contribution to reserves is expected.

Architectural Design Committee: Larry Peabody

Active Projects and Issues - Status

- Lot 14 – Hard surface exterior work is finishing up and the septic system is being completed.
- Lot 6 – Framing is underway

New and Prospective Applications - Status

- Lot 7 – The ADC has received the formal application to build and is reviewing. While this continues, the site plan has been approved and permission has been granted to proceed with the septic system installation. The septic system permit has been issued by the Health Department.

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

- The Board again considered and rejected the Pickleball court suggestion.
- Jim updated the Board regarding the withdrawn sewer application for Lot 57.
- The Board discussed the format and timing of the annual meeting, and decided to make no changes other than a possible date change to later in September or early October.
- Jim updated the board regarding the possible sale of the property to the west of Clos CheValle.

Old/New Business: None

Adjourned: The meeting was adjourned by Jim Gurke at 10:35 am.

Next Scheduled Meeting: November 20 at 8:30 am via zoom.

The minutes were prepared by Karin Polzin, CCHOA Secretary.