

CLOS CHEVALLE HOMEOWNERS ASSOCIATION
(DRAFT) 2025 Annual Meeting Minutes
September 13, 2025, 10:00 a.m.
Zoom Video Conference

Call to Order: President Jim Gurke welcomed the attendees and called the meeting to order at 10:07 a.m. Prior to the meeting, the meeting notice, agenda, ballot, proxy, 2024 Annual Meeting draft minutes, and the committee reports were emailed to Owners.

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

Confirmation of Notice of Meeting and Quorum: Consent was received from Owners of all 67 Lots for electronic notices to be sent. It was confirmed that a Notice of Meeting was emailed to all Owners on August 22, 2025, as required by the RCW, and that a quorum was established. In total, 18 ballots were received in advance, 11 proxies were received in advance, and 5 attendees lot votes were counted. A total of 34 lots were represented for quorum.

Approval of Minutes: The Draft Annual Meeting Minutes of September 14, 2024 were unanimously approved.

Board and Committee Introductions: Jim Gurke introduced the current Board members and thanked them for serving. He recognized each of the Committee Members and other key HOA partners, including Kerry Albright, our accounting service partner, Facilities Committee members Pam Ahl, Doug Gibson, and Randy Loren, and Architectural Design Committee member Joe Ahl. Sue Chappell was thanked for her continued service on the audit committee and Chris Gurke for her service in the Webmaster role. Jim also recognized the park gatherings organized by Dave and Sherry Weitzel, along with Karl Polzin and Bob Wentland for their volunteerism with the Chelan Fire Department.

Election of Board Members: The current Board members were each nominated and willing to continue serving, if elected, for the 2025-2026 term. Jim called for any additional nominations, but none were offered, nor did any others come in via proxy. A vote to reelect the five nominees passed for a term of between twelve and thirteen months, depending on the 2026 Annual Meeting date. Board members voted unanimously for retaining their current officer positions: Jim Gurke, President; Lew White, Treasurer and Finance Committee Chair; Karin Polzin, Secretary; Larry Peabody, Vice President and Architectural Design Committee Chair; Bart Harmeling, Vice President and Facilities Committee Chair.

Finance Committee Report: Lew White

- The Finance Committee Report and July 31, 2025 YTD financial statement were emailed to Owners on August 22.
- Lew gave a summary of the YTD 2025 financials, reporting sound cash reserves, with the expenses managed within budget so far this year.

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- After a review of the financials and controls by the Audit Committee, it was recommended to continue with in-house audits. A motion to approve Resolution 1 to waive an annual external audit was put to a vote and unanimously approved.
- Lew recognized the terrific job done by Kerry Albright and thanked Sue Chappell for her service on the Audit Committee.

Facilities Committee Report: Bart Harmeling

- The Facilities Committee Report was sent to Owners via email on August 22.
- Bart reviewed work YTD, addressed issues, and gave an overview of potential upcoming projects, including replacement electronic access systems for the two main gates and removal of dead or dying trees.
- Doug Gibson continues as the contact for mailbox keys and gate fobs, and Randy Loren is in charge of the entry gates operation. Kevin Bennett's assistance with gate electronics was recognized.
- A new Firewise survey was conducted August 7. A draft report has been issued to the HOA Board and will be reviewed and considered for any prioritized actions needed and included in budget planning.
- The importance of the contributions of Committee Members Pam Ahl, Doug Gibson, and Randy Loren was recognized.

Architectural Design Committee: Larry Peabody

- The ADC Report was distributed to Owners via email on August 22.
- Larry recognized the work of Joe Ahl on the ADC.
- Larry reminded Owners to contact the ADC before planning any work, and to make sure their project associates have a copy of, and abide by, the ALDG guidelines.
- The ADC has fielded several complaints of lighting glare. Owners were reminded that exterior lighting must be low intensity, not create glare, and should be downcast or diffused with non-clear lenses.
- Of the 67 lots, 50 homes have been completed to date and two are currently under construction.

President's Report: Jim Gurke

- The President's Report was sent to Owners via email on August 22.
- Jim gave a brief review of the status of the Rocky Pond (Clos CheValle Vineyards, LLC) Tasting Room project. The property's owner reported their plans to hopefully commence the project in 2026 while recognizing the current downturn in the wine industry generally.
- The Board will review the Draft 2025 Annual Meeting Minutes, email them to Owners within sixty (60) days of the meeting, and post them to the HOA website.
- Jim thanked the attendees for their participation, and asked all Owners to consider volunteering by participating on the board or its committees.

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- Prior to concluding, Jim asked for any questions or other comments from the attendees, but there were none.

New Business: None

Old Business: None

Adjourned: The meeting was adjourned by Jim Gurke at approximately 11:40am. The Annual Meeting Minutes were prepared by Karin Polzin, CCHOA Secretary.