

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

January 16, 2025

8:27 am, via Zoom

Call to Order: The meeting was called to order by Jim Gurke at 8:27 am.

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

Approval of Minutes: The minutes of December 12, 2024 were unanimously Board approved.

Facilities Committee: Bart Harmeling

- Five snow events with 24" of snow in December. New rates for plowing begin with January service.
- Alta Vista and Mirabella gates remain open due to mechanical or electrical issues.
- New steel fencing has been installed on the Alta Vista gate to prevent deer from slipping through the gate or becoming stuck.
- Jim and Bart have repaired numerous breaks in the deer fence.
- Trees in the park downed by heavy snow have been cut up and stacked. The piles will be removed during spring cleanup in April.
- Still awaiting final estimate for roads and trails sealing.

Finance Committee: Lew White

- The only significant income or expense item for December was that snow removal expense was over budget by approximately \$1,100, with five snow plowing/sanding cycles for the month.
- EOY Net Operating Income was over \$6,000 above budget, for total NOI of just under \$14,000.
- The board acknowledged another strong year of operations and financial management.

Ratification of 2025 HOA Budget: Joined by Lew White, Jim Gurke called the Zoom 2025 Budget Ratification Meeting on January 11, 2025 to order at noon. Lew reported that no budget rejection notices or inquiries came in via USPS, and Jim received nothing via email. With no other HOA members attending the meeting, Jim adjourned the meeting at 12:15pm.

- Therefore, the 2025 HOA Budget was formally ratified, with zero rejections or objections submitted.
- Kerry Albright emailed assessment invoices to the HOA members on January 14, 2025.

Architectural Design Committee: Larry Peabody

Active Projects and Issues

- Lot 42 – Nothing current to report.
- Lot 14 – The foundation is complete and the lumber will be delivered around January 20th. Framing will commence following the lumber delivery.

New and Prospective Applications

- Lot 49 – Larry sent a letter to the owners on 01/06/25 requesting a project update. No answer as of this meeting date.
- Lot 6 – Larry sent a letter to the owner on 01/06/25 requesting a design process update. The owner replied that they are still putting together their plans and are awaiting feedback from Fire Marshall regarding the need for a fire sprinkler system.
- Lot 7 – Larry sent a letter to the owners on 01/06/25 requesting a designed process update. The owners replied that they are in active design stages and sent along a preliminary set of interior plans along a site plan. No exterior design elevations submitted yet.

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Summary

- Completed homes in CCV: 47 of 67 total lots in CCV
- New homes under construction: 2 (Lots 14, 42)
- New home apps pending or approved: 1 (Lot 49)
- Expected construction starts remaining in 2024: 0

President's Report: Jim Gurke—nothing additional to report.

Old/New Business: None

Adjourned: The meeting was adjourned by Jim Gurke at 9:31 am.

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

The minutes were prepared by Karin Polzin, CCHOA Secretary.