

# CLOS CHEVALLE HOMEOWNERS ASSOCIATION

## Board Meeting Minutes

January 14, 2026

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, Larry Peabody, Bart Harmeling and Karin Polzin.

**Approval of Minutes:** The minutes of December 11, 2025 were unanimously approved by the Board.

**Facilities Committee:** Bart Harmeling

- No snow removal events occurred during December.
- Our roads were sanded in early January due to icy conditions.
- Several trees have come down during windstorms.
- A tree that fell against the storage shed has been cut and stacked. The branches will be removed during spring clean-up.
- The fallen tree on La Collina has been pushed off the road. The board approved a proposal from Bart to remove 2-3 additional trees along La Collina Lane. Work to be done asap.
- Other trees along the streets and trail system will be trimmed during spring clean-up.
- Jim and Bart will walk the perimeter and repair several breaks in the fencing.

**Finance Committee:** Lew White

- December had no billed operations, and the only significant financial information was the absence of any snow removal expense.
- A CD maturing on December 11 was renewed to January 11, 2027
- The Board pre-authorized Lew to open a CCV Vanguard investment account.

### **2025 Overview**

- Financials ended with income slightly higher than budget due to higher CD rates in 2025
- CCV maintenance expenses were lower than budgeted and there were no significant unplanned expenses.
- Maintenance expenses were above plan due to Firewise related work.
- Overall, finances were well managed to budget, and as a result, an above budget contribution to reserves will be made once the 2026 assessments have been collected sufficient to cover January expenses.

**Architectural Design Committee:** Larry Peabody

### **Active Projects and Issues – Status**

- Lot 14 – Certificate of Occupancy issued. Reporting will resume in spring when landscaping is initiated.
- Lot 6 – Windows and doors are in and siding is underway.
- Lot 7 – Nothing to report.

### **New and Prospective Applications – Status**

- None at this time

### **Summary**

- Completed homes in CCV: 51 of 67 total lots in CCV
- New homes under construction: 2 (Lots 6, 7)

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**President's Report:** Jim Gurke

- The January 10, 2026 Budget Ratification Meeting was attended by Bart, Jim and Lew via Zoom. The meeting was called to order at 10am. Lew checked the CCV mailbox the day prior to the meeting but found no votes rejecting the proposed budget. No one else signed in so the budget was ratified and the meeting was adjourned at 10:25 am.
- The Board discussed the progress of the sewer leak repair impacting seven CCV lots.

**Old/New Business:** None

**Adjourned:** The meeting was adjourned by Jim Gurke at 9:37 am.

**Next Scheduled Meeting:** January 14 at 8:30 am via zoom.

The minutes were prepared by Karin Polzin, CCHOA Secretary.