

# **CLOS CHEVALLE HOMEOWNERS ASSOCIATION**

## **Board Meeting Minutes**

July 16, 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 June 19, 2025 were unanimously Board approved.

**Facilities Committee:** Bart Harmeling

- June landscaping completed as scheduled and July is on schedule, including weed spraying along roads/trails, park fertilizing, and trimming in the park where trees are interfering with tractor work, on trails, and along roads.
- Park irrigation is being adjusted to control dry spots.
- The second vacant lot mowing will take place in July. The vacant lot irrigation will be turned off and moved out of the mowing area on each lot and turned on following lot mowing completion.
- Cleaning the area behind curbs along Clos CheValle Road is still planned.
- Randy Loren has installed sun shields on the entry unit for the main gate and Mirabella.
- The Mirabella keypad is intermittently allowing access to programming.

**Finance Committee:** Lew White

- Kerry Albright recommends increasing the amount of funds held in the Money Market account, to cover any unexpected significant expense.
- Income: Grandview income higher than planned due to the timing issue of payment.
- Total maintenance is under budget for the year; Bart will research to see if this is a recording issue, a timing issue or whether we are truly below budget.
- Parks and Trails are above budget for the month, and YTD. No significant issues. This may improve with Bart's research on expense category accuracy.
- Total maintenance is 10% below plan, due to great management of operations, lower snowfall and no unexpected expenses.
- A new resource is being used for tracking cash flow vs. NOI, and a conservative forecast suggests that CCHOA should have residual cash at the end of the operating year.

**Architectural Design Committee:** Jim Gurke for Larry Peabody

**Active Projects and Issues - Status**

- Lot 42 – Landscaping work is underway.
- Lot 14 – The pool work has commenced.
- Lot 6 – The foundation is now underway.
- Lot 59 – This project is complete.

**New and Prospective Applications - Status**

- Lot 7 – No updates.

**Summary**

- Completed homes in CCV: 47 of 67 total lots in CCV
- New homes under construction: 3 (Lots 6, 14, 42)
- New home applications 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 Rocky Pond (CC Vineyards).

**Old/New Business:** None

**Adjourned:** The meeting was adjourned by Jim Gurke at 10:25 am.

**Next Scheduled Meeting:** August 21 at 8:30 am via zoom.

The minutes were prepared by Karin Polzin, CCHOA Secretary.