

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

November 20, 2025

8:30 am, via Zoom

Call to Order: The meeting was called to order by Jim Gurke at 8:33 am.

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

Approval of Minutes: The minutes of October 16, 2025 were unanimously approved by the Board. The Board subsequently unanimously approved the September 13, 2025 Draft Annual Meeting Minutes, and on October 23, 2025, the Draft Minutes were emailed to all Owners and were also uploaded to the Clos CheValle HOA website.

Facilities Committee: Bart Harmeling

- Landscape maintenance for 2025 was completed at the end of October.
- The landscape maintenance schedule has been updated for 2026 and built into the draft budget.
- Portable toilet in the park is closed and out of service until March.
- Curb markers have been put in place. Sand and a snow shovel will be placed by main gate.

Finance Committee: Lew White

- Current financials are on track.
- No significant variance to October's monthly budget.
- As usual, Bart and his crew did a great job of managing the budget.
- Favorable cash flow and operating income is forecasted for FY 2025 vs. budget, depending on November and December snow removal and sanding fees.

Architectural Design Committee: Larry Peabody

Active Projects and Issues - Status

- Lot 14 – Hard surface exterior work is finishing up. The interior is complete.
- Lot 6 – Framing is complete. Windows and roofing are underway.

New and Prospective Applications - Status

- Lot 7 – Awaiting Building Permit issuance and septic ground breaking.

Summary

- Completed homes in CCV: 50 of 67 total lots in CCV
- New homes under construction: 3 (Lots 6, 7, 14)

President's Report: Jim Gurke

- Bart and Lew, with Kerry Albright's help, have created a well thought out and documented draft budget.
- The Board discussed the draft budget, and unanimously approved it, subject to the approval of the Owners during the upcoming ratification cycle.

Old/New Business: None

Adjourned: The meeting was adjourned by Jim Gurke at 10:04 am.

Next Scheduled Meeting: December 11 at 8:30 am via zoom.

The minutes were prepared by Karin Polzin, CCHOA Secretary.