

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

May 15, 2025

8:30 am, via Zoom

Call to Order: The meeting was called to order by Jim Gurke at 8:30 am.

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

Approval of Minutes: The minutes of April 17, 2025 were unanimously Board approved.

Facilities Committee: Bart Harmeling

- April landscape maintenance was completed as scheduled with most of the spring cleanup in the park and along the trails. May landscape maintenance is on schedule.
- The first round of chipping was completed on April 24, with the chippers returning in May to chip branches from winter damaged pines in the park and branches cut down that were blocking the emergency exit.
- Street sweeping was completed on April 15.
- Irrigation startup on April 16 took place with minimal issues. Several timers and sprinklers were replaced in the park and along the trails.

Finance Committee: Lew White

- A CD matured on May 12, which was renewed for seven months.
- Three owners have yet to pay their 2025 Assessments, and an attorney has been contacted to work out delinquency plan, to be reviewed by the board.
- NOI: Over Budget for April by approx. \$900. For YTD: improved to \$6400 over Budget.

Architectural Design Committee: Larry Peabody

Active Projects and Issues – Status

- Lot 42 – Awaiting the start of landscaping work.
- Lot 14 – Roofing is complete, windows are being installed and site work is continuing.

New and Prospective Applications - Status

- Lot 6 – Building Permit issued and the project broke ground on May 5.
- Lot 7 – No updates.
- Lot 59 – The owners requested that the ADC approve an exterior color change. The ADC reviewed and approved the new color. The work is underway.

Summary

- Completed homes in CCV: 47 of 67 total lots in CCV
- New homes under construction: 3 (Lots 6, 14, 42)
- New home apps pending or approved: 1 (Lot 7)
- Expected construction starts in 2025: 1 (Lot 7)

President's Report: Jim Gurke

- Jim has been in contact with the owner of Clos CheValle Vineyards, and he reports no material update on the tasting room project at this time, hopefully commencing next year.
- Succession of the board was discussed, for future consideration.

Old/New Business: None

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Adjourned: The meeting was adjourned by Jim Gurke at 9:55 am.

Next Scheduled Meeting: June 19 at 8:30 am via zoom.

The minutes were prepared by Karin Polzin, CCHOA Secretary.