

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

February 20, 2025

8:28 am, via Zoom

Call to Order: The meeting was called to order by Jim Gurke at 8:28 am.

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

Approval of Minutes: The minutes of January 16, 2025 were unanimously Board approved.

Facilities Committee: Bart Harmeling

- Two snow events with a total of 7" of snow in January; two sands and one plow.
- Three snow events to date in February with a total of 4"; one sand and two plows.
- Alta Vista and Mirabella gates remain open due to mechanical or electrical issues.
- Bart contacted MOE and was advised to schedule road cleaning prior to crack sealing.

Finance Committee: Lew White

- A reminder went out February 17 reminding owners that payments not received by March 1 will be subject to interest payments.
- Lower than budgeted total expense resulted in a favorable NOI over budget.

Architectural Design Committee: Jim Gurke for Larry Peabody

Active Projects and Issues - Status

- Lot 42 – Nothing current to report.
- Lot 14 – The framing is underway with trusses installed.

New and Prospective Applications - Status

- Lot 49 – The owners have decided to walk away from the build project due to cost impacts. The ADC will close reporting on Lot 49.
- Lot 6 – The ADC received an updated plan submittal along with an application to build. The ADC reviewed the submitted plan set and application, and communicated to the owner next steps to proceed.
- Lot 7 – The ADC received the latest iteration of the building and site plan proposals. Larry met on site with one of the owners on February 14 to survey and evaluate the proposal's impact to neighboring lots and will communicate with the owner regarding next steps.

Summary

- Completed homes in CCV: 47 of 67 total lots in CCV
- New homes under construction: 2 (Lots 14, 42)
- New home applications pending or approved: 2 (Lots 6, 7)
- Expected construction starts in 2025: 2 (Lots 6, 7)

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

Old/New Business: None

Adjourned: The meeting was adjourned by Jim Gurke at 9:27 am.

Next Scheduled Meeting: April 17 at 8:30 am via zoom; the March 20 meeting was canceled.

The minutes were prepared by Karin Polzin, CCHOA Secretary.