

# **CLOS CHEVALLE HOMEOWNERS ASSOCIATION**

## **Board Meeting Minutes**

April 17, 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 February 20, 2025 were unanimously Board approved. The March meeting was cancelled.

**Facilities Committee:** Bart Harmeling

- Weight Restrictions ended early April.
- Crack sealing of our roads and trails has been completed.
- Placement of boulders on Bene Vista curve has been completed.
- Spring landscape cleanup partially began in March (leaves), rest moved to April.
- Chipping and removal of brush scheduled for April 24.
- Thanks to Larry Peabody for the help clearing dead brush and trees along the park trail, and to Pam Ahl for requesting special permission to exceed the no-charge chipping limit.
- Road cleaning completed on April 15, and irrigation was turned on April 16.

**Finance Committee:** Lew White

- March and YTD financials continue their positive trend, primarily due to snow removal savings.
- Two owners have yet to pay their 2025 Assessments.
- Another CD matures next month and will be renewed at the best rate.
- Grandview contribution higher than budgeted due to timing of planned Park and Trail work.

**Architectural Design Committee:** Larry Peabody

### **Active Projects and Issues - Status**

- Lot 42 – The ADC reviewed and approved a final landscaping plan.
- Lot 14 – Roofing is underway and windows are being installed.

### **New and Prospective Applications - Status**

- Lot 6 – The ADC reviewed and approved a revised plan that did not include solar panels. The owners have applied for a building permit and hope to start the project as soon as possible.
- Lot 7 – The ADC received another iteration of the building and site plan that included the necessary septic plan. An Easement to HOA Tract 5-C for septic has been drafted and finalized between the owner and the HOA. The ADC is awaiting the formal application in our efforts to keep the process moving forward.

### **Summary**

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

**President's Report:** Jim Gurke

- No new information regarding the Rocky Pond tasting room project. Jim to follow up.

**CLOS CHEVALLE HOMEOWNERS ASSOCIATION**

**Board Meeting Minutes**

April 17, 2025

8:30 am, via Zoom

**Old/New Business:** None

**Adjourned:** The meeting was adjourned by Jim Gurke at 9:31 am.

**Next Scheduled Meeting:** May 15 at 8:30 am via zoom.

The minutes were prepared by Karin Polzin, CCHOA Secretary.