

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

December 11, 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, Lew White, Larry Peabody, Bart Harmeling and Karin Polzin.

Approval of Minutes: The minutes of November 20, 2025 were unanimously approved by the Board.

Facilities Committee: Bart Harmeling

- Pam decorated the gates for the holidays. Wind caused the wreaths to act as a sail, so they were moved to the hinge edge. Moving them to the stone columns in the future was discussed.
- No snow removal events during November.
- Randy Loren will be the contact person while Bart is traveling 12/11 to 1/04. Randy was notified of the need for a battery change for the open Alta Vista gate.

Finance Committee: Lew White

- A CD will renew today, for the next three months, with a 3.25% rate of interest.
- No surprises for the YTD perspective. The net effect is that the HOA is doing very well to budget. Snowfall will determine how the year ends.
- The 2026 Draft Budget, board approved at the November board meeting, was changed to reflect immaterial adjustments to a couple expense lines, and then approved again, pending ratification by the HOA on January 10, 2026.

Architectural Design Committee: Larry Peabody

Active Projects and Issues - Status

- Lot 14 – Larry did a walk through on 11/21. The C of O is pending.
- Lot 6 – Windows are mostly in, HVAC and roofing are underway.
- Lot 7 – Initial septic groundbreaking has occurred. No update on building permits.

New and Prospective Applications – Status

- None at this time

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

- Jim will send a notice to the CCHOA owners on or before December 19th regarding the year end report and 2026 budget ratification meeting on January 10th.
- Jim updated the Board regarding a failing sewer line under and north of the highway, which impacts seven owners in the north part of Clos Chevalle, in addition to all 20 Grandview owners.

Old/New Business: None

Adjourned: The meeting was adjourned by Jim Gurke at 10:00 am.

Next Scheduled Meeting: January 14 at 8:30 am via zoom.

The minutes were prepared by Karin Polzin, CCHOA Secretary.