

Clear Hills Condominium Homeowners Association

Annual Meeting Minutes

January 12, 2022 by ZOOM

Attendees:

Dana Cress, Dick & Bobbie Wissmiller, Ford Montgomery, Janice Marvin, Margaret Fasano, Elaine Kantor, Jeff & Sherrie Weinstein, Diane Gilbert, Sharr Prohaska, George Davidson, Kris Yates, Thomas Yates (guest speaker regarding security)

Meeting called to order at 4:34 PM

Roll Call: Zoom served as roll call - attendees as noted above. There was a quorum – 15 proxies were received.

Proof of Notice of Meeting or waiver of notice: Notice of the meeting was delivered to all owners via email or printed notice.

Minutes: The reading of the minutes from the 2021 annual meeting was waived, and unanimously approved by the Board without corrections.

President's Report: The accomplishment report was delivered to resident's mailboxes and email boxes prior to the meeting. (attached)

Treasurer's Report: Totals are posted on our website:

<http://www.clearhills.org/financial.html>

Cash is \$2300 higher than 2020. Reserve is fully funded. Dues were increased to \$450 to load an inflation factor. The Board passed IRS Tax Resolution 70-604 unanimously.

Election of Directors: Ford Montgomery and Tom Herburger's terms were up. Both committed to serve on the Board for another 3 years.

Reports of Committees: Janice introduced Tom Yates (Kris" son) who is a PSU instructor in crime analysis and crime studies. Tom spoke about 3 general recommendations he would make to increase private security. Thank you, Tom for sharing your expertise with Clear Hills. (report attached)

Meeting adjourned at 5:13 p.m.

Attachments: 2022 Budget

Respectfully submitted by Dana Cress, Acting Secretary

Clear Hills Condominium HOA Accomplishments

Date	Project
2010	Land Survey and mapping
2011	Natural Gas Service brought to Clear Hills Perimeter Sweet gum trees removed Utility Locate & Mapping (Water, Sewer, Storm, Power, Gas) Video survey of sanitary and storm drains
2012	Restated Declarations & By-laws with Landye Bennett Blumstein LLP
2013	Seal-coated streets New water system designed & installed Pool House and surrounding area upgraded
2014	Irrigation system upgraded Water pressure system designed and installed Became SELF-MANAGED on May 1, 2014 (Saved HOA over \$10,000 annually)
2015	New pool plaster, deck, heater and electrical Irrigation moisture sensors on all clocks Irrigation control mapping
2016	Eastmoor storm drain replaced Pool robot sweeper purchased 7363 SW ET home exterior and fences painted No Outlet signs installed at entry New lanterns installed on 6 entry monuments Replaced old post light fixtures along CHD Pool house roof and doors replaced Ivy, brush, trees removed from pool house area Montclair Drive Portuguese laurel hedge pruned Emergency preparedness committee formed by Paul Cofer
2017	Revived CHD arborvitae hedge Seismic gas valves installed on all but two homes Voted against FHA qualification because of rental requirement Snow broke pine tree between 7572 & 7584 CHD - removed Rules & Regs updated by committee West pool gate post replaced 150 kinnikinnick perimeter plants installed Protection boulders placed near perimeter irrigation Welcome notebooks delivered to new owners Invasive cherry tree removed from 7644-7712 GVT Common area pines pruned

THOMAS YATES – 3 KEY SECURITY RECOMMENDATIONS BY THOMAS YATES

1/5/2022

1) Upgrade exterior lighting to LED with motion sensor activation, front and rear of the property. The purpose of upgrading to LED is that the lights are more powerful and less expensive to maintain in the long run (50,000 hours of bulb-life). These lights are relatively inexpensive and can be installed by the homeowner or an electrician. Something along the line of this model is perfect and come in four colors: <https://www.lowes.com/pd/7-63-in-H-Bronze-LED-Outdoor-Wall-Light-ENERGY-STAR/1001354932>

2a) Video doorbell such as Ring. These devices are very easy to install, but more importantly, offenders recognize them and will generally avoid a property that utilizes cameras. Prices are reasonable (~\$100), but do often require WiFi to run. Lowes provides installation (for a fee, most likely) if needed, or I would be happy to help: <https://www.lowes.com/pd/Ring-Video-Doorbell-Built-in-Rechargeable-Battery-or-Hardwired-Smart-Video-Doorbell-Camera-Satin-Nickel-2020-Release-1/5001192329>

2b) Exterior camera(s) that are hardwired. Some homeowners have exterior cameras that are mounted on the corners of eaves, and may have several. This option is considerably more costly as they need to be professionally installed, but provide excellent security and deterrence. These models are designed to be a bit more incognito, but motivated offenders take the time to look for them - which is sort of the point. The benefits of this option are that the camera does not need to be charged, the video quality is excellent, and the footage can be shared with family or neighbors if the user isn't all that into technology: <https://www.lowes.com/pd/Swann-Pro-Hardwired-Indoor-Outdoor-Security-Camera/1002660266>

3) Continued increased collective efficacy. The most healthy communities are those that have high levels of neighbor-to-neighbor bonds. For example, knowing when someone is out of town, picking up deliveries, or simply knowing which vehicles belong go a very long way as a crime deterrent. In addition, making sure police reports are filed when something suspicious occurs is also part of this strategy. If law enforcement is unaware there is a problem, they can't address it.

**Clear Hills Condominium Homeowners Association
2022 Operating Budget Worksheet**

Category	Budget Item	2019 Annual Budget	2019 Actual	2020 Annual Budget	2020 Actual	2021 Annual Budget	2021 Actual Thru November	2022 Proposed Budget	2022 Per Month	2022 Per Month Per Unit
Revenue:										
	Monthly Dues Assessment Income	425/mo		450/mo		425/mo	425/mo	450/mo		
	January thru December	127,500.00	127,500.00	135,000.00	135,000.00	127,500.00	116,875.00	135,000.00	11,250.00	450.00
	Reserve Study Allocation	(25,320.00)	(25,320.00)	(25,320.00)	(25,320.00)	(25,320.00)	(23,210.00)	(25,320.00)	(2,110.00)	(84.40)
	Reserve Account Interest Income	250.00	295.94	250.00	919.20	1,500.00	1,183.83	1,500.00	125.00	5.00
	Total Net Operating Income	102,430.00	102,475.94	109,930.00	110,599.20	103,680.00	94,848.83	111,180.00	9,265.00	370.60
Expenses:										
Admin	Annual Financial Review	1,650.00	1,600.00	1,600.00	1,700.00	1,700.00	1,700.00	1,700.00	141.67	5.67
	Bank Charges	192.00	192.00	192.00	228.00	192.00	240.00	192.00	16.00	0.64
	Board Meeting Expenses	100.00	18.36	100.00	67.39	100.00	-	100.00	8.33	0.33
	Board Office Expenses	500.00	-	500.00	182.12	250.00	219.8	250.00	20.83	0.83
	Homeowner Social Events	400.00	-	400.00	-	400.00	-	400.00	33.33	1.33
	Legal & Professional Fees	1,250.00	159.00	1,250.00	-	1,250.00	2,175.00	1,250.00	104.17	4.17
	Licenses	50.00	75.00	50.00	75.00	75.00	75.00	50.00	4.17	0.17
	Operating Contingency	4,272.80	7.04	3,186.62	8.00	3,343.00	-	3,780.49	315.04	12.60
	Reserve Study	1,500.00	1,200.00	1,200.00	-	1,600.00	3,000.00	1,200.00	100.00	4.00
	Street/Post Lamp/Mailbox Maint.	300.00	351.83	300.00	574.23	300.00	63.00	300.00	25.00	1.00
	Tax Return Preparation	300.00	549.95	300.00	549.95	550.00	250.00	400.00	33.33	1.33
	Internet/Website Expenses	-	350.24	350.00	179.88	200.00	179.88	200.00	16.67	0.67
	Total Admin	10,514.80	4,503.42	9,428.62	3,564.57	9,960.00	7,704.86	9,822.49	818.54	32.74
Insurance	Property & General Liability	14,715.00	14,715.00	15,292.00	15,292.00	18,800.00	16,801.00	17,465.00	1,455.42	58.22
	Earthquake	Included above	Included above	Included above	Included above	Included above	Included above	Included above		
	Umbrella	1,108.20	1,108.20	1,140.38	1,140.38	1,200.00	1,368.65	1,457.51	121.46	4.86
	Work Comp	617.00	617.00	619.00	567.00	620.00	572.00	627.00	52.25	2.09
	Total Insurance	16,440.20	15,823.20	17,051.38	16,999.38	20,620.00	18,741.65	19,549.51	1,629.13	65.17
Landscape	Contractor - Weekly Maintenance	21,000.00	21,000.00	21,000.00	21,000.00	21,000.00	24,268.00	30,108.00	2,509.00	100.36
	Backflow Device Testing	150.00	140.00	150.00	140.00	150.00	140.00	150.00	12.50	0.50
	Fertilizer, Disease & Pest Control	1,200.00	1,239.99	1,250.00	1,607.00	1,300.00	3,082.00	1,500.00	125.00	5.00
	General Property Maintenance	8,000.00	535.00	5,000.00	859.57	2,000.00	28.50	1,000.00	83.33	3.33
	Irrigation Maintenance	6,500.00	3,070.27	6,500.00	1,470.00	2,000.00	1,520.93	2,000.00	166.67	6.67
	Mulch-Barkdust	1,200.00	15.96	1,200.00	-	1,200.00	288.00	1,000.00	83.33	3.33
	Perimeter Hedge/Fence Maintenance	4,000.00	2,567.50	4,000.00	2,260.00	3,000.00	-	2,000.00	166.67	6.67
	Pruning/Removal	3,500.00	7,822.50	5,000.00	2,190.00	3,000.00	5,550.00	3,000.00	250.00	10.00
	Seeding, Planting & Seasonal Color	1,500.00	879.52	1,000.00	508.08	750.00	455.37	750.00	62.50	2.50
	Total Landscape	47,050.00	37,270.74	45,100.00	30,034.65	34,400.00	35,332.80	41,508.00	3,459.00	138.36
Pool	Contractor - Pool Maintenance	2,300.00	2,321.00	2,400.00	2,200.00	2,500.00	2,506.00	2,000.00	166.67	6.67
	Building Maintenance & Garbage	2,000.00	3,162.71	2,000.00	898.87	1,000.00	778.33	2,000.00	166.67	6.67
	Chemicals	325.00	384.65	450.00	994.05	1,000.00	661.70	500.00	41.67	1.67
	Water Heating-Natural Gas	1,000.00	1,207.02	1,500.00	1,096.34	1,200.00	1,079.68	1,500.00	125.00	5.00
	Total Pool	5,625.00	7,075.38	6,350.00	5,189.26	5,700.00	5,025.71	6,000.00	500.00	20.00
Utilities	Power	1,800.00	1,813.28	2,000.00	1,856.18	2,000.00	1,808.08	2,300.00	191.67	7.67
	Sewer	15,000.00	18,737.94	20,000.00	16,771.47	20,000.00	15,120.91	20,000.00	1,666.67	66.67
	Water	6,000.00	7,266.30	10,000.00	9,853.20	11,000.00	11,225.76	12,000.00	1,000.00	40.00
	Total Utilities	22,800.00	27,817.52	32,000.00	28,480.85	33,000.00	28,154.75	34,300.00	2,858.33	114.33
	Total Operating Expenses	102,430.00	92,490.26	109,930.00	84,268.71	103,680.00	94,959.77	111,180.00	9,265.00	370.60
	Excess Income over Expenses	-	9,985.68	-	26,330.49	-	(110.94)	-	-	-