

MINUTES
CLEAR HILLS CONDOMINIUM HOMEOWNERS
ASSOCIATION

January 13, 2016 Annual Meeting
Garden Home Recreational Center

Attendees:

Wilma Jane Balick	Beverly Culp	Susan Schreiber	Chris Cusick
Dick Wissmiller	Dana Cress	George Davidson	Sue Berry
Nancy Grader	Bobbie Wissmiller	Wilma Loftesness	Michael O'Rourke
Evelyn Murphy	Harold Murphy	Alyssa O'Rourke	Lynn Drake
Mike Cusick	Jackie Nudleman	Scott Cress	
Tom Herburger	Suzie Herburger		

- Roll Call. Sign in sheet was used as roll call. Sheet available upon request; attendees are noted above.
- Proof of Notice of Meeting or Waiver of Notice.
- Reading of minutes of the 2015 Annual Meeting. Motion to dispense reading, seconded. Passed
- President's Report. President Dana Cress read her report and provided hard copies to those in attendance. See attached report below.
- Treasurer's Report. Treasurer Dick Wissmiller reviewed the Clear Hills balance sheet and profit & loss statement dated 12/31/2015. Motion to approve tax resolution 70-604 (carryover excess 2015 membership income over membership expenses to 2016 without paying income taxes on the excess), seconded, and passed.
- Reports of Committees. None
- Unfinished Business. Dick Wissmiller announced that he would measure every home in an effort to update the square footage data included on the HOA insurance policy. The O'Rourkes suggested using – where available - recent appraisal reports rather than measuring.
- New Business. Eastmoor Terrace property issues reviewed.
- Owners Forum. None.
- Meeting adjourned at 5:30pm



*Clear Hills
Condominium
Homeowners
Association*

Annual Report 2015

Board of Directors

President - Dana Cress
Vice President – Michael O'Rourke
Secretary – Nancy Grader
Treasurer – Dick Wissmiller
George Davidson – Member at Large

Committees

Architectural Review – Alyssa O'Rourke – Chair
Wilma Jane Balick
Janice Marvin
Sue Berry

Pool – Dana Cress
Chris Cusick

Landscape – Dana Cress

President's Report

Clear Hills Condominium Homeowners Association is in great condition because of the hard work of our Board and of our residents. Clear Hills is known for our park like grounds and they are looking top notch.

We have welcomed 2 new owners to the neighborhood this year and have said “goodbye” to some very special neighbors.

No Board elections scheduled as current Board member's terms have time remaining. (Term schedule posted on www.clearhills.org website)

What follows is an overview of the work accomplished in 2015 and a look at what our future holds.

1. New pool deck, quartz plaster, heater and electrical
2. Irrigation moisture sensors installed on all timer clocks
3. Irrigation control mapping completed
4. Forensic Building Consultants completed Reserve Study and Maintenance Schedule in November 2015 for 2016. (Posted on [clear hills.org](http://clearhills.org) website)
5. October 2015 our contract was renewed with Martinez Family Landscape for our HOA maintenance.
6. HOA insurance was renewed to include earthquake coverage. Cancelled and rewritten 1/1/2016 to agree with our fiscal year end.
7. Voted to cancel the Comcast bulk billing effective April 30, 2016. Residents to arrange private television/internet/phone service coverage. No dishes should interfere with current sight lines within the community.
8. Street sign study (determined existing signs are in good shape) – David Olsgard
9. Emergency preparedness presentations & Red Cross training – Paul Cofer
10. Power flushing of all storm sewer drains every 3 years approved by Board.

Review of completed projects in 4 previous years:

1. 2010 - CWK2 Engineers hired (Bill Kehrli)
2. 2011 – Land Survey & mapping
3. 2011 – Natural gas service to Clear Hills
4. 2011 – Sweet gum perimeter trees removed
5. 2011 – Utility locate and mapping (water, sewer, storm drains, power & gas)
6. 2011 – Video survey of sanitary & storm drains
7. 2012 – New restated documents (Declarations & By-Laws)
8. 2012 – Streets seal coated
9. 2013 – New water system – design & install
10. 2013 – Upgrade to pool house & surrounding area
11. 2014 – Upgrade irrigation system
12. 2014 – Water pressure pump installed
13. 2014 – CHCHOA website set up – clearhills.org

Future projects:

1. Emergency contact information for all residents
2. Square footage measurement of all units to be completed. This information is for our HOA insurance coverage statement of values.

Respectfully submitted,

Dana Cress

1/4/16