

**MINUTES**  
**CLEAR HILLS CONDOMINIUM HOMEOWNERS ASSOCIATION**  
**BOARD MEETING**  
June 14, 2023  
Clear Hills Pool

**Attendees:**

Board: Ford Montgomery, David Olsgard, Sue Berry, Janice Marvin, and by phone, Doug Strand.

Homeowners & Others: Margaret Fasano, Paul Cofer, Suzie and Tom Herberger, Dick Wissmiller, Glenn Jay.

The meeting was called to order at 4:30pm.

The minutes for the May 15, 2023 meeting were approved.

**Reports:**

**Chair: Ford Montgomery**

Ford has consulted with our attorney regarding the one remaining home that has not replaced all of the interior galvanized pipes per our insurance coverage upcoming requirement. This is in violation of our by-laws 6.6.1 and 7.6. He will send a letter that the homeowner is in violation and give a deadline of Sept. 1, 2023 for compliance. The attorney also recommended that Clear Hills have a fine schedule in general and Ford gave an example of one. No action was taken on this item.

Treasurer's Report given by Ford: Operating balance \$12,180.49 and Reserves total \$221,921.28 as of May 31, 2023. Current financial reports have been done.

The water pressure tank that works with the domestic water pump needs to be replaced per the annual inspection by Steve's Pumps, and the cost is \$1306 from Reserves. A motion was made and it passed.

Apartment lighting: no progress from Washington County. Ford will suggest that this can be approached from the nuisance angle under both Washington County and State of Oregon codes.

**Landscape: Margaret Fasano**

The committee is holding a meeting with Teufel's next week to discuss various issues. The new landscaping for the front entry will be done at the optimum planting time of October. Bark dust will be blown in around the pool entry and a common area by Eastmoor Terrace on July 14. There was some discussion regarding arborvitae in general.

**ARC: Paul Cofer:**

Nudelman's request for new garage doors. Motion made to approve and vote passed.

**Facilities/Irrigation: Glenn Jay**

Frustrations with Teufel's due to the waiting time for maintenance and repairs and also changing personnel. Two main issues are currently the irrigation on the Northvale perimeter and the irrigation around the pool area.

The sewer pipe replacement that serves the pool restrooms has been completed as of today.

The power for the front entry lights is on and is now connected through power in the pump shed, but is a separate circuit.

**Owners' Forum:**

Ford opened up for discussion about the entry lights. Ford, the Landscape Committee and Glenn have all been looking into this. Glenn suggested four lights, the two main lights and the next two which can all be done correctly as pillar/pier lights versus the current post lights. He presented some light fixture suggestions. Ford will have the Landscape Committee work on this further and get back to the Board.

A reminder will be sent out that committee volunteers need to be respected.

Ford stated that the main purpose of the HOA/Board email is so that owners with comments, concerns, etc. can email the Board. The Board will then forward these to the correct committee if appropriate.

The meeting was adjourned at 5:34pm.

Sue Berry  
Secretary