

MINUTES
CLEAR HILLS CONDOMINIUM HOMEOWNERS' ASSOCIATION
BOARD MEETING
MAY 8, 2024
BY ZOOM

Attendees:

Board: Ford Montgomery, Lou Fasano, David Olsgard, Doug Strand, Dick Wissmiller

Homeowners: Elaine Cantor, Paul Cofer, Margaret Fasano, Nancy Grader, Suzie Herburger, Tom Herburger, Bobbie Wissmiller

The meeting was called to order at 4:30 p.m.

The minutes for the April 10, 2024 meeting were approved.

Reports:

Chair: Ford Montgomery

No report.

Treasurer/Facilities: Dick Wissmiller

Financials: Operating Balance \$12,084.81. Reserves: \$48,907.84. CDs and Treasury Notes: \$159,048.78. Total cash savings: \$220,041.43.

The Reserve Study anticipates that several projects will soon be undertaken.

1. Asphalt seal coat our roads. There are several advantages to doing this now. It will protect the quality of our roads for the long term and certainly make them more attractive. We will ask for

an independent assessment of the need. Owners are asked to make their own assessments and let board members know their thinking.

2. Repair our curbs. We will ask for an independent assessment of the need. Owners are also asked to make their own assessments and let board members know their thinking.
3. Continue to repair galvanized irrigation pipes as leaks occur.
4. Inspect and repair utilities. We had the storm sewer and actual sewer lines scoped 10 years ago. We need to consider if it is time to have this done again.

As discussed in previous meetings, the insurance risk inspector noted several items that require repair. The board voted to spend \$1727.00 to replace gutters and downspouts on the pool house and to clean the pool house roof. The board also voted to approve the replacement and earthquake strapping of the pool house water heater at a cost of \$1392.28. Additionally, Dick and Scott and Dana Cress cleared out the debris behind the pool house. Photos of all improvements will be sent to the risk inspector and insurance company. Finally, there is just one more roof in the HOA that the risk inspector noted need attention. Dick will follow-up.

The Raleigh Hills Water District anticipates a 10% rate increase effective July 1. For anyone wishing to attend, they are holding a public meeting on May 15 at 7 pm to obtain public reaction.

Landscape: Margaret Fasano

The fence screening will be installed on May 23.

All lawns were aerated and two lawns (Sandra Biller backyard and yard between Cofer/Olsgard and Talmadge) were sanded to improve drainage.

Irrigation leaks are being identified and corrected.

ARC: Paul Cofer

No report.

Pool: Elaine Kantor

The current plan is to open the pool on May 24.

There is a need to clean the pool area to prepare it for use. An email asking for volunteers will be drafted by Elaine and sent to the community by Ford. The goal is to schedule the clean-up for May 16.

The meeting was adjourned at 5:10 p.m.

Respectfully Submitted,

David Olsgard

Secretary