

MINUTES
BOARD MEETING
for the
CLEAR HILLS CONDOMINIUM HOMEOWNERS ASSOCIATION
December 10, 2025
Cress Residence and by Zoom

Attendees:

Board: Scott Cress, Lou Fasano, Dick Wissmiller, Doug Strand, Sue Berry.

Homeowners and Others: Susan Scanlon, Glenn Jay, Tom Herburger, Suzie Herburger, Jeannie Matza, Dana Cress.

Zoom: Nancy Grader, Margaret Fasano, Stan Morris, Kathie Morris, Dale Davidson.

The meeting was called to order by Chair Scott Cress at 4:30pm.

The November 12, 2025 Board Minutes were approved.

Reports:

Landscape-Nancy Grader

Discussion regarding Teufel blowing leaves in backyards and patios for those who request this, versus having it being the responsibility of individual homeowners. Teufel has provided a lawn mowing map.

Finance Committee-Dick Wissmiller and Tom Herburger.

Discussion on the new 2026 Reserve Study. \$20,000 per year for five years has been added for sewer repairs. Sewers are the responsibility of the HOA up to the home foundation.

Discussion of the 2026 Budget. With a dues increase of \$50 per month, bringing the dues to \$575 per month, \$25 of that will go to the operating budget because of increasing costs and the other \$25 increase will be put into the Reserve Fund.

Dick reported that our insurance agent, Vern Newcomb at ABI, received multiple, competitive quotes for our HOA policy. We will now be insured through Arden beginning January 1, 2026 for comparable coverage at a savings.

He noted that the deductible will be \$50,000 instead of \$10,000. Scott will send out a notice to all homeowners. Homeowners need to contact their personal insurance agent to ensure their policy will cover this deductible increase.

Doug Strand made a motion to approve the Reserve Study and the vote passed.

Lou Fasano made a motion to approve the Budget and the vote passed. Dues will be \$575 per month, effective January, 2026.

Dick will email out copies of the Budget and Reserve Study now that they have been approved.

Dick received the 2024 financial review from the CPA. This was late because of the CPA's backlog. The review looks fine.

ARC-Glenn Jay

Two fence requests, one from Susan Scanlon and one from the Strands, were approved.

Special Projects-Glenn Jay

The Kolbe residence sewer project will need to be done by digging up the area that needs repair. The project will be done in January.

New Business-Scott noted that we will have one board position open in January. This position will be voted on at the annual meeting. We are open for nominations and volunteers.

Owners' Forum-time allowed.

The meeting was adjourned at 5:35pm.

Sue Berry
Secretary

NOTE: The Annual Meeting for the Clear Hills Condominium Homeowners Association will be held on Wednesday, January 14, 2026 at the Garden Home Community Center; 7475 SW Oleson Road, Portland. Sign in begins at 5:30pm and the Call to Order at 6:00pm. More information will be emailed next week along with proxy and board nomination forms.