

# **MINUTES**

## **CLEAR HILLS CONDOMINIUM HOMEOWNERS ASSOCIATION**

### **BOARD MEETING**

**December 13, 2023**

**By Zoom**

Attendees:

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

Homeowners: Margaret Fasano, Dick Wismiller and attendees for portions of the meeting: Tom Herburger, Suzie Herburger, Sharr Prohaska, Paul Cofer.

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

Motion by David Olsgard to approve the minutes from the November 8, 2023 board meeting. Motion passed.

Reports:

Chair: Ford Montgomery.

Glenn Jay is resigning from Facilities as of December 31, 2023.

Annual meeting voting procedure – Ford spoke with the HOA attorney about the procedure when some homeowners are attending by Zoom and some in person. He advised it is up to the Chairperson. Ford will hold this annual meeting's voting by a show of hands.

Treasurer: Doug Strand

Operating balance: \$4,925.12 and Reserves: \$65,836.80, cd's and treasury note, interest and cash \$155,781.45.

There have been some issues with Teufel's billing and he is working to resolve them.

PNC CD is maturing on December 28 and Doug will look to see what is available.

The 2024 budget was completed by the Finance Committee. Our contact at Forensic who prepares our Reserve Study told Doug that it is in very good shape.

A motion to pass the 2024 budget as submitted was made by Janice Marvin. Motion passed. The 2024 monthly dues will be \$475.00. The \$25 increase is due to inflation.

Landscape Committee: Margaret Fasano

The up lighting has been placed at the front entry. The remaining parts of the pillar lighting still need to be removed. Power will be left at the two main pillars in case of future need.

Margaret had a walk around with Teufel to confirm the back yards that are blown. Teufel will be back in January and twice a month during the winter.

ARC: Paul Cofer, no report.

Facilities: Glenn Jay, no report.

Old Business:

The ARC request by Godbey/Schiller to remove the post lamp was discussed, including other options. No vote was taken.

Apartment Lighting:

Ford and Doug reported on their work on this issue. Doug will reach out to the owner again to find out if he would be willing to participate in the cost of \$6858 for adjusting the lights.

New business: none

Owners Forum: none

The meeting was adjourned at 5:34pm.

Sue Berry  
Secretary