

CLEAR HILLS CONDOMINIUM HOMEOWNER'S ASSOCIATION

BOARD MEETING MINUTES

SEPTEMBER 12, 2024

Attendees:

Board: Ford Montgomery, David Olsgard, Lou Fasano

Homeowners: Paul Cofer, Dana Cress, Scott Cress, Lynn Drake, Margaret Fasano, Nancy Grader, Suzi Herburger, Tom Herburger

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

The Board voted to approve the draft meeting minutes for August 14 2024

President's Report: See Old Business

Treasurer's Report: Dick Wissmiller (provided after the meeting)

Operating Balance: \$9,035.16 Reserves: \$31,494.30 CDs/Treasury Notes: \$182,164.89

Landscape Report: Margaret Fasano

1. Dana and two members of the landscape team strung approximately 350 feet of soaker hose under the arborvitae along Clear Hills Drive. They are now getting lots of water.
2. General Tree Service recommends that we do a deep liquid fertilizing of the arborvitae once a year. The cost would be \$1600.00.
3. The landscape team would like to revitalize the plants around the pool on the outside of the fence. The ground cover and some old azaleas would be removed and snow cone roses and purple azaleas would be planted. The cost will be approximately \$5,000.00 and the expense is provided for in the 2024 budget.

Irrigation: Nancy Grader

1. The old, existing water lines under the arborvitae are working. However, there is a serious water pressure issue and the water would need to run for 12 hours each day to provide enough water.
2. Teufels recommends making adjustments to the soaker hose configuration. They also recommend replacing two very old irrigation control devices to help provide for adequate arborvitae watering. The cost would be \$1374.00.
3. Nancy is exploring an adjustment to next year's Teufels contract that would provide for monthly checks of our irrigation systems.

The Board voted to approve spending \$1600.00 to fertilize the arborvitae yearly. The Board voted to approve spending \$5,000 to enhance the flowers and plants surrounding the pool fence. The Board voted to approve spending \$1374.00 to correct arborvitae irrigation.

Old Business:

Ford began a discussion regarding the need to select a new Board Chair for 2025 and beyond. Many ideas were surfaced by the attendees about how to approach our 2025 leadership and other management needs.

The meeting was adjourned at 5:33 pm.

Respectfully submitted,

David Olsgard

Secretary