

MINUTES
CLEAR HILLS CONDOMINIUM HOMEOWNERS ASSOCIATION
BOARD MEETING
May 14, 2025
Cress Residence

Attendees:

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

Homeowners and others: Nancy Grader, Suzie Herburger, Tom Herburger, Glenn Jay.

The meeting was called to order by Scott at 4:31pm.

The April 16, 2025 Board Minutes were approved.

Reports:

Chair: Scott Cress

Scott discussed increasing the HOA insurance policy deductible from \$10,000 to \$50,000, effective July 1, 2025. A motion was made by Dick Wissmiller and the vote passed. Scott will send out a notice to all homeowners regarding this change with a request for a signature reply that they received it.

New composition roofs have been completed on two of the four buildings. The third will start on May 19.

Drainage Resolution: Scott distributed a copy of the resolution and it was discussed. Doug Strand made the motion to adopt it and the vote passed. A copy will be sent out by Scott to all homeowners.

Pool Committee: Dana Cress is the new Chairperson. Elaine Kantor and Sherri Weinstein are on the committee and will be in charge of reservations. Preparations are underway to get the pool ready. The pool is scheduled to open on Monday, May 26.

Treasurer: Dick Wissmiller

As of April 30, 2025

US Bank operating account \$18,386.44, savings \$15,006.10

Morgan Stanley: certificates, cash, preferred savings \$177,213.90.

Total:\$210,606.44

Bills are paid.

Raleigh Hills Water District increases, if approved by the Water District, will be 400% over the next four years because of the new water filtration plant that is currently under construction.

Landscape: Nancy Grader

The committee is researching ground covers to cover the newer rocks on the rock wall around the pool.

Bids are being obtained to remove a maple tree on Eastmoor Terrace.

Teufel has made repairs to the irrigation system. Contact Nancy if you have any new issues.

The cost for the electrician to add the remaining up lighting to the dogwoods at the front entrance will be about \$1500. Scott made the motion to approve and it passed.

Teufel will prune the laurel on Northvale. This is included in their contract.

Facilities: Dick Wissmiller

Dick discussed a proposed plan to move the post lamp from in front of the Godbey/Schiller residence to across the street by the back pool steps for better lighting. Godbey/Schiller will pay for this expense. The ARC request has been approved. Dick made the motion for board approval of the plan and it passed. One home with an electrical issue to the post lamp is testing out solar. This will be reviewed and further discussed.

New Business: none

Owners' Forum: time was allowed for comments.

The meeting was adjourned at 5:15pm.

Sue Berry
Secretary

The next board meeting is Wednesday, June 11 at 4:30pm at the Cress Residence.