

MINUTES
CLEAR HILLS CONDOMINIUM HOMEOWNERS ASSOCIATION
BOARD MEETING
August 9, 2023
Clear Hills Pool and by Zoom

Attendees:

Board: Ford Montgomery, Sue Berry, David Olsgard, Janice Marvin. Doug Strand
Homeowners and other attendees: Dale Davidson, Margaret Fasano, Neil Huson, Harold Murphy, Sharr Prohaska, Paul Cofer, and by Zoom, Dick Wissmiller.

The meeting was called to order at 4:35pm

The minutes for the July 12, 2023 meeting were approved.

Reports:

Chair: Ford Montgomery

Topics to be discussed later on the agenda.

Treasurer: Doug Strand

Operating balance \$5203 and Reserves \$67,918 and cd's and treasury note with interest \$153,052. Doug reported that he has been working with Teufel to reconcile their invoices. Operating balance this month is low because of several old Teufel invoices paid at once. Clear Hills paid state taxes for last year, but received a full refund.

Landscape: Margaret Fasano

Margaret presented preliminary plans and budget for landscape work at the front entrance. When the budget and plans are finalized, they will be presented to the board. She also discussed upcoming projects for the perimeter banks on Northvale and Montclair and aerating the front lawns.

ARC: Paul Cofer

He is continuing to work with the county regarding the apartment security lighting. He presented the Godbey/Schiller roof request. Motion was made and passed to approve.

Facilities: Glenn Jay's report read by Sue Berry

The drip system around the pool landscape has been completed. All the arborvitae on Clear Hills Drive are being watered by drip system.

Old Business:

Dick Wissmiller agreed to contact the only home which still has galvanized pipe to search for a resolution.

New Business:

Ford stated that the Irrigation Committee will be separated from Facilities and combined with Landscape. Facilities Chair will be Glenn Jay, Margaret Fasano will be Chair of Landscape/Irrigation and irrigation issues will be referred to Nancy Grader. Glenn will support Nancy on irrigation. A discussion on budget spending followed. Ford proposed that the spending limit on Facilities projects be raised to \$5000 per project after which board approval is required. A motion was made for this increase. Per David Olsgard's request, a roll call vote was taken and recorded as follows: Ford, Doug and Sue – yes. David and Janice – no. The motion passed.

Owners' Forum: no comments.

The meeting was adjourned at 6pm.

Sue Berry
Secretary