

DRAFT

**Clear Hills Condominium Homeowners Association
Annual Meeting Minutes**

January 9, 2019

Home of Nick & Marie Schiller

Attendees:

| | | | |
|-----------------------|-------------------|--------------------------|-----------------|
| Nick & Marie Schiller | Susan Schreiber | Dick & Bobbie Wissmiller | Margaret Fasano |
| Harold Murphy | Nancy Grader | Scott & Dana Cress | David Olsgard |
| Tom & Suzie Herburger | Doug & Kim Strand | | |

Meeting called to order at 7:01 PM

Roll Call: Sign-in sheet was used as roll call. Sheet is available upon request: attendees as noted above. There was a quorum – 20 proxies were received.

Proof of Notice of Meeting or waiver of notice: Notice of the meeting was delivered to all owners via email or printed notice.

Minutes: The reading of the minutes from the 2018 annual meeting was waived, and unanimously approved by the Board without corrections.

President's Report: Dana Cress read her report to attendees. The report was delivered to resident's mailboxes and email boxes prior to the meeting.

Treasurer's Report: As of Dec 31, 2018

Operating account balance is \$16394.91

Savings account balance is \$134,047.62

*Included in Savings is Reserve amount of \$78,400

Reserve study should be done in the next few days and posted on the web

Election of Directors: Ford Montgomery was unanimously elected to the Board.

Reports of Committees: No reports

New Business: The Board passed IRS Tax Resolution 70-604 unanimously

Owner's Forum: Reserve funding was discussed.

Meeting adjourned at 7:26 p.m.

Respectfully submitted by Marie Schiller, Secretary



Clear Hills Condominium Homeowners Association

Annual Chairman's Report 2018

Board of Directors

Chairman - Dana Cress
Secretary - Marie Godbey Schiller
Treasurer - Dick Wissmiller
Tom Herburger - Member at Large

Committees

Architectural Review - Dana Cress - Chair
Wilma Jane Balick & Janice Marvin
Pool - Dana Cress
Landscape - Dana Cress- Chair, Margaret Fasano - pool, Suzie Herburger - entry

Chairman's Report

Clear Hills Condominium Homeowners Association is in great condition because of the hard work of our Board and of our residents. Clear Hills is known for our park like grounds and they are looking top notch. Our financials are strong and impressive.

Unit at 7363 Eastmoor Terrace, which was empty for over 5 years, was purchased by Doug & Kim Strand. They are in the process of remodeling the building and grounds. WELCOME to Doug & Kim!

What follows is an overview of the work accomplished in 2018 and a look at what our future holds.

1. Pool furniture replaced (from Reserve funds allocated)
2. New pool pots purchased
- 2016 — 3. Additional entry lanterns placed on wall pillars
- 2017 — 4. Boulders placed around perimeter to protect our bank & sprinklers from cars
5. Martinez Landscape contract renewed at same monthly cost
6. Water shut off valves were marked, and a map was created detailing valve locations. Plastic tags will be installed in March, 2019
7. General Tree Service was contracted for disease control & fertilization of our perimeter hedges. (Staab Horticulture closed their business)
8. Garden mulch was spread on HOA green space beds (May)
9. Emergency Preparedness Committee studied recommended preparations and presented to our community.
10. New pool filter was installed at pool by Gregco Pool (from Reserve funds allocated)
11. Comprehensive list was compiled listing our community service providers.
12. Fire hydrant was tested by Raleigh Water District and the shrubs around it were removed to provide a 3' perimeter as recommended
13. LED bulbs were approved from Pacific Lamp Wholesale to replace our existing HOA lamp bulbs as needed.

14. Silver Mountain Plumbing was scheduled to locate shut off valve for 7500 CHD unit.
15. Reserve Study for 2019 completed.
16. Budget for 2019 completed and approved by Board.

Respectfully submitted,
Dana Cress
CHCHOA Chair

12/21/18