

MINUTES
CLEAR HILLS CONDOMINIUM HOMEOWNERS ASSOCIATION
BOARD MEETING
March 5, 2025
Wissmiller Residence and by Zoom

Attendees:

Board: Scott Cress, Dick Wissmiller, Sue Berry and by Zoom: Doug Strand, Paul Cofer.

Homeowners: (those with an * attended part of the meeting) Tom Herburger, Suzie Herburger, Dana Cress, Bobbie Wissmiller, Cherill Huson*; and by Zoom David Olsgard, Stan Morris, Kathie Morris, Nancy Grader*.

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

Scott introduced our HOA insurance agent, Vern Newcomb of ABI Insurance. Vern gave a presentation starting with the state of the insurance industry, followed by a detailed explanation of our HOA policy with CAU and also what individual homeowners need to cover in their own policies. Vern emphasized that homeowners need to review their HO6 (condo) policy with their personal agents to be sure their coverage dovetails well with our HOA policy. He is available by phone at 503-292-1580 to homeowners' agents who have questions. Vern stated that the remaining shake roofs in Clear Hills put our HOA insurance coverage at risk.

February 12, 2025 Board Minutes were approved.

Reports:

Chair: Scott Cress

Scott discussed the planned changes for the entrance to Montclair due to the new school construction on Scholls Ferry Road.

Treasurer: Dick Wissmiller

As of February 28, 2025

US Bank operating account \$15,402.72, savings \$1897.40

Morgan Stanley: certificates, cash, preferred savings \$175,879.32.

Total:\$193,179.44

Tax documents have been given to our CPA who will also conduct an annual bookkeeping inspection for approximately \$400.

Dana Cress presented the booklet she produced for new homeowners.

Landscape: Suzie Herburger

Teufel contract addendum signed, effective March, 2025.

The committee is getting bids for moss and crane fly service from Teufel and Valley Green.

Dick is working with Barletts on past invoices for testing and root rot treatments.

There is one more root rot treatment scheduled.

French drains - Scott will discuss.

Scott and Dana placed rock on the green space next to the garage side of the Cofer/Olsgard residence to help with moving the trash containers to the street. The expense was \$200. More research on French drains needs to be done on this area and the green space between 7572 and 7584 Clear Hills Drive.

Facilities: Dick Wissmiller

Light bulbs and/or photo cells are being replaced on post lamps as needed.

Power to the post lamps at each home is the responsibility of the homeowner.

The meeting was adjourned at 5:57pm.

Sue Berry
Secretary