

MINUTES

CLEAR HILLS CONDOMINIUM HOMEOWNERS ASSOCIATION ANNUAL MEETING

January 8, 2024

Garden Home Community Center & By Zoom

Attendees:

Board: David Olsgard and Sue Berry present in person. Ford Montgomery, Doug Strand and Janice Marvin by Zoom.

Homeowners present in person: Dana and Scott Cress, Paul Cofer, Bobbie and Dick Wissmiller, Elaine Kantor, Sharr Prohaska, Cherill and Neil Huson.

By Zoom: Margaret Fasano, Dale Davidson, Suzie and Tom Herburger, Jeff Weinstein, Sandra Biller.

The meeting was called to order at 7:02pm.

Motion made and passed to approve the minutes from the December 13, 2023 board meeting.

Reports:

Chair: Ford Montgomery. Ford thanked outgoing board members Janice Marvin and Sue Berry for their service and committee members for their work. He hopes to create more committees in the coming year and to increase HOA participation. Ford also thanked Tom Herburger and Marie Godbey for their counsel.

Treasurer: Doug Strand. The annual insurance premium of \$22,796 will be paid on January 26. This amount will be transferred from the Reserves to cover the payment. Clear Hills HOA Reserve Study is in very good shape.

Landscape Committee: Margaret Fasano thanked the members of her committee: Dale Davidson, Suzie Herburger and Nancy Grader. The committee handled five requests this past year from homeowners. Larger accomplishments included overseeing Teufel's weekly maintenance service and also the

pest control service as well as new landscaping and lighting for the front entrance, pruning and removing of some shrubs and trees and bark dusting.

Pool Committee: Elaine Kantor reported that the reservation system for the pool is working well and thanked Sherri Weinstein, Cherill Huson and Dana Cress for their help. Schopp's Home Maintenance takes care of the restrooms and Allegro Pools the maintenance of the pool.

ARC: Paul Cofer reported that there were six requests from homeowners. Paul plans to create a scale drawing of the HOA fence design and also rules for solar systems. The apartment light issue has been resolved successfully between the apartment complex owner and some individual Clear Hills homeowners on their own, not the Clear Hills HOA.

Election: Dick Wissmiller was elected by roll call vote to a three-year term on the Clear Hills Board of Directors. Ford stated that his term and that of David Olsgard will expire at the end of 2024.

The meeting was adjourned at 7:37pm.

Sue Berry
Secretary