

CLEAR HILLS CONDOMINIUM HOMEOWNER'S ASSOCIATION

BOARD MEETING NOTES

NOVEMBER 13, 2024

Attendees:

Board: Ford Montgomery, Dick Wissmiller, Doug Strand, Lou Fasano, David Olsgard

Homeowners: Paul Cofer, Scott Cress, Margaret Fasano, Nancy Grader, Suzi Herburger, Tom Herburger, Kathie Morris, Stan Morris, Bobbie Wissmiller

The meeting was called to order at 4:30 p.m.

The Board voted to approve the September 12, 2024 meeting notes.

Chair's Report: Ford Montgomery

Scott Cress has volunteered to serve as Board Chair in 2025 if elected to the Board by the homeowners at the annual meeting.

Ford suggested that the annual meeting be held on December 27, 2024 rather than in January. All Board members said they would be in town on that date. Ford will canvas the homeowners to see if this meeting date is acceptable.

Treasurer's Report: Dick Wissmiller

As of October 1, the operating balance is \$5,997.03. Savings are \$30,279.05. Total including CDs and Treasury Notes is \$219,986.92.

The reserve study was released today. According to the gentleman who prepares our reserve study, we are the best funded HOA that he works with.

Landscape Report: Margaret Fasano

The Committee needs to spend \$3,000.00 to treat the arborvitae for root rot. The Board voted to approve. (Note: This expense was provided for in the 2024 landscape budget.)

The Committee needs to spend \$800.00 for deep root fertilizing of the arborvitae. The Board voted to approve. (Note: This expense was provided for in the 2024 landscape budget.)

The Committee needs to spend \$1,000.00 for rocks to raise the plant-bed level around the pool area. The Board voted to approve. (Note: This expense was provided for in the 2024 landscape budget.)

ARC Report: Ford Montgomery

Following-up on Paul's report at the last meeting, Elaine Kantor will install a back-up generator. The generator will have a noise-reduction shield. The Board voted to approve this request.

At the end of the meeting, Dick provided a couple of cautionary notes. There will be a 12.5% increase in our water rates in 2025, 2026 and perhaps 2027. The cause is due to costs of the Bull Run water filtration system. Also, our insurance premium will increase 12% in 2025. Accordingly, HOA dues will increase to at least \$500 per month in 2025.

The meeting was adjourned at 4:59 p.m.

Respectfully submitted,

David Olsgard

Secretary