

MINUTES
CLEAR HILLS CONDOMINIUM HOMEOWNERS ASSOCIATION
BOARD MEETING
April 12, 2023
by Zoom

The meeting was called to order at 4:30pm by Ford Montgomery, Chair.

Attendees:

Board: Ford Montgomery, David Olsgard, Doug Strand, Sue Berry, Janice Marvin
Homeowners & Others: Margaret Fasano, Paul Cofer, Suzie and Tom Herberger, Sharr Prohaska, Bobbie and Dick Wissmiller, Neil Husson, Glenn Jay.

Minutes from the March 8, 2023 were not voted on.

Reports:

Chair: Ford Montgomery

Financial transitioning with SinglePoint, QuickBooks and the US Bank is going admirably.

Treasurer: Doug Strand

Operating account \$9088, Reserve \$70,060 and 3 cd's (\$50,000 each) at Morgan Stanley. Doug is working on some issues with US Bank.

Landscape: Margaret Fasano

Margaret reported that she was pleased overall with Teufel's work this week. The large tree north of the pool needs to be pruned. Morton's bid is \$3800. Landscape budget has \$800. Motion was made and the vote passed to pay out of Reserves the \$3000 for the pruning. Godbey/Schiller landscape addendum request. Motion was made to approve and the vote passed.

ARC – Paul Cofer

No requests in the past month.

Facilities/Irrigation – Glenn Jay

Irrigation – most of the repair work has been completed for the time being, including down to the perimeter boulders. Further work may be needed after the system is activated this spring. Pressure washing of the walls and curbs is complete. The first phase was paid out of the facilities budget and the second from the landscape budget.

Glenn got an estimate of \$350 from a street sweeping company for the streets, including the moss. This needs to wait until next year due to lack of facilities budget.

A deferred maintenance project concerning the restrooms' sewer line for the pool house is in progress to replace the line. Glenn is waiting for better weather for the work, but it will be done prior to the pool opening.

Entrance lights – repairs will involve asphalt cutting and patching and wire splicing.

Old Business:

The revised Rules & Regulations as discussed at previous meetings. Motion made to approve and vote passed.

Owners' Forum

Paul Cofer reported on the new, very bright lights at the apartments that shine onto some residences along Clear Hills Drive. He researched with Washington County and other entities. Ford reported that he has looked into the issue and spoken about it with the apartment manager and will follow up next week. Research is being done as to owns the apartment complex.

Website – Ford is looking into an owner-only portion for the website. Updating of the current site is in progress, but not finalized.

Zoom – Janice suggested having in-person board meetings again. Discussion followed about when, where and how in-person meetings will take place.

The meeting was adjourned at 5:29pm

Sue Berry
Secretary