

MINUTES
CLEAR HILLS CONDOMINIUM HOMEOWNERS ASSOCIATION
BOARD MEETING
February 8, 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, Tom Herberger, Bobbie and Dick Wissmiller,
Glenn Jay.

Minutes from the December 14, 2022 monthly meeting; January 6, 2023 special meeting;
January 11, 2023 special meeting and January 11, 2023 annual meeting were approved.

Reports:

Chair: Ford Montgomery

These are the people holding positions for 2023:

HOA Board: Chairperson, Ford Montgomery; Vice Chairperson, David Olsgard; Treasurer,
Doug Strand; Secretary, Sue Berry; Board Member-at-Large, Janice Marvin
ARC, Paul Cofer, Chair; Landscape, Margaret Fasano, Chair;
Facilities/Irrigation, Glenn Jay, Chair

Treasurer: Doug Strand

The accounts look fine. Single Point transitioning is still in progress with US Bank.
Taxes are moving ahead. Bills are paid to date. Question about the General Maintenance budget
for pressure washing.

Landscape: Margaret Fasano

Request submitted for removal and replacement of the dead tree at Nudelman's. The committee
recommended, motion was made and the Board approved.
Arborvitae over the wall on Clear Hills Drive has been trimmed.
The committee recommended removal and sale of the perimeter boulders located at SW
Montclair Drive and SW Northvale Way. The Board voiced no objections.
The pest control company is maintaining their routine with the bait stations. They were
requested to locate a few stations more discreetly.

ARC – Sue Berry for Paul Cofer

Marie Godbey and Nick Schiller submitted ARC and Landscape requests with a professional plan. This was submitted to the Board jointly by the ARC and Landscape Committees with a recommendation to approve. A motion was made and then approved by the Board.

Facilities/Irrigation – Glenn Jay

The Landscape Committee initiated pressure washing of the walls and curbs. Since this is a facilities expense, further efforts will be taken over by the Facilities Committee.

Irrigation -after a full appraisal of all the work required in Clear Hills, Teufel's has prioritized it, starting with four cost estimates for work on the wiring issues on SW Eastmoor. Some of these expenses can be qualified as Reserve Account expenses. When the irrigation is turned on in the spring, only Teufel's will be adjusting the time clocks, with the exception of a few owners adjusting only the portion that irrigates their own private gardens.

Rules & Regulations – Sue Berry

Sue has submitted to the Board a draft with revisions, corrections and suggestions. Ford will send his comments to the Board and this topic will be on the March meeting agenda.

New Business

Ford is looking into a Virtual Private Network for the Clear Hills website, which is a password-protected, homeowners-only section that would contain financial and some other information currently on the Clear Hills public website.

In the past there have been two debit cards, one for the treasurer and one for the chairperson. Going forward there will be just one for the treasurer. The old cards will no longer be in effect. A motion was made and then the Board approved getting a debit card for Doug.

Ford also discussed the annual meeting expense, and a motion was made and then approved by the Board for payment.

Owners' Forum

Comments regarding financial responsibilities.

The meeting was adjourned at 5:35pm

Sue Berry
Secretary