

**MINUTES
CLEAR HILLS HOA BOARD MEETING
AUGUST 15, 2022 AT WISSMILLER HOME**

- * Board meeting called to order at 4:30.
- * Attendees included Board members Tom Herburger, Janice Marvin, Ford Montgomery and Dick Wissmiller. Other homeowners in attendance were David Olsgard, Nancy Grader, Harold Murphy, Bobbie Wissmiller, Sharr Prohaska and Suzie Herburger.
- * July 13, 2022 Board meeting minutes approved unanimously.
- * Dana Cress resigned her position as Board President via email on July 13, effective August 15, 2022. We are grateful for Dana's incredible 10+ years of service to our community.
- * **LANDSCAPE** - A departure from the Agenda moved everyone to the #1 problem of resolving landscape /irrigation issues including failing galvanized pipes and individual homeowners dealing with needing to hand water, flooding, mismanaged watering times, etc. Dave, Sharr, Harold and Suzie all expressed their frustrations with the delay in solving our problems. Our contract with 7 Dees ends Sept. 30 and the Board concluded the following:
 - Dana had begun discussions with Teufel Landscape so the board will be looking at getting 2 bids, most likely 7 Dees and Teufels, for the coming year.
 - Meetings with both companies will be rescheduled.
 - Board will be moving forward with establishing a committee system within the community to take advantage of the knowledge and expertise of our homeowners and get everyone involved in keeping our Clear Hills great. Committee chairs will be reporting to the Board.
- * **NEW LEADERSHIP** - With Dana's resignation a temporary Board was proposed and approved. A full slate of 5 Board members will then be voted on and approved by the entire HOA at our annual meeting in January. The new board is as follows:
 - Ford Montgomery - Chairperson
 - Tom Herburger - Vice Chairperson
 - Dick Wissmiller - Treasurer
 - Janice Marvin - Secretary
- * **MANAGEMENT COMPANY** - Janice Marvin gave a short report on the possibility of hiring a management company (appx. cost of \$600-700 per month) but it was concluded that we wait to discuss this major change until the Annual Meeting. This will give the Board time to establish committees, solve landscape issues, etc.
- * **TREASURER'S REPORT** - Clear Hills is in a very positive financial position capable of paying for all of the expected increase costs in solving our irrigation problems. Totals in the operating account, savings and CD's are \$248,316. Financials are posted on our website.
- * **ARC COMMITTEE** - -Tom presented ARC request from Huson's to remove existing fence, extend it out 3-4 feet to their property line and extend SW to include a patio off of their bedroom.
 - Discussion followed with concerns about the slope of the property down to the common area, confirmation of property lines, fence height, drainage and privacy.

-It was suggested that the Huson's extend their porch at the same level with the use of a retaining wall using approved stone/cement and the height of the fence would be approved at 4-6 feet. A decision as to the height was not determined.

-Conclusion: It was agreed that the fence could be removed and extended to the general common area. Suzie Herburger as a member of the committee was to report back to Sue Berry and have the Huson's submit a new request including a retaining wall.

Meeting was adjourned at 5:51 p.m.

Next Meeting September 14, 2022 at Ford Montgomery's home.