

**MINUTES**  
**CLEAR HILLS CONDOMINIUM HOMEOWNERS ASSOCIATION**  
**BOARD MEETING**  
July 12, 2023  
Clear Hills Pool

**Attendees:**

Board: Ford Montgomery, Sue Berry, David Olsgard, Janice Marvin (by phone), Doug Strand (by phone at 4:45pm.)

Homeowners and other attendees: Sharr Prohaska, Neil Huson, Dick Wissmiller, Glenn Jay, Paul Cofer.

The meeting was called to order at 4:30pm.

The minutes for the June 14, 2023 meeting were approved.

**Reports:**

**Chair: Ford Montgomery**

A letter, with deadlines, has been sent to the one home that hasn't met the galvanized pipe requirement.

Ford proposed and discussed a fine schedule for the HOA. The attorney has suggested that we have one. Ford will consult further with the attorney on details and get back to the board for a vote.

**Treasurer: Doug Strand**

Operating balance \$20,969.00 and Reserves total \$217,821.00 Doug reported that we have three CD's at approximately \$50,000 each. One matures December, 2023 and another July, 2024. The third is maturing now and Doug recommended going to a US Treasury Bill which will expire in March or April, 2024. A motion was made and passed for him to proceed with this.

Monthly financial statements will be distributed to all homeowners along with the minutes.

**Landscape: Glenn Jay for Margaret Fasano**

Bark dust for mainly the area around the pool has been delayed until August 17 due to the irrigation work that needs to be done first in that area. The Landscape Committee had a meeting with Teufel. Teufel will replace this fall the several arborvitae that were poorly pruned by them. They also recently sprayed weeds. The new entry lights and plantings are a work in progress.

**ARC: Paul Cofer**

ARC request for Sharr Prohaska's new gate. Motion made to approve and vote passed. ARC request from Betsy Drake to repaint the exterior in the same color. Motion made to approve and it passed.

Paul said he could do an HOA fence drawing to scale.

**Facilities & Irrigation – Glenn Jay**

Glenn discussed a new drip system around the pool and up Clear Hills Drive. The old system is galvanized pipes with leaks. The new system will work now as well as with new landscaping of the area that the Landscape Committee is planning for the future. The proposal from Teufel for the new system is \$4753. Motion made and the vote passed to proceed with this, allocated from the Reserve irrigation allotment.

Glenn discussed other ideas for future possibilities such as MP Rotators on the upper banks of the Montclair and Northvale sides. These would provide much better irrigation than the current street side irrigation sprinkler heads. Also newer time clocks that can be controlled by Wi-Fi rather than manually, thus allowing more efficient adjustments when necessary. Glenn and the board had a discussion about the procedure for approving expenses for Facilities and Irrigation. Ford tabled the discussion and said he would work on writing something to clarify the procedure.

**Old Business:**

Paul Cofer reported that there currently is no code or ordinance in unincorporated Washington County that covers the apartment lighting. He will work with one of the commissioners regarding new codes and ordinances.

**New Business:**

Ford stated that new entry lights were being discussed and researched by the Landscape Committee.

The meeting was adjourned at 5:50pm.

Sue Berry  
Secretary