

MINUTES
CLEAR HILLS CONDOMINIUM HOMEOWNERS ASSOCIATION
BOARD MEETING
April 16, 2025
Cress Residence

Attendees:

Board: Scott Cress, Sue Berry, Doug Strand, Lou Fasano

Homeowners: (those with an * attended part of the meeting) Tom Herburger, Suzie Herburger, Lynn Drake, Dana Cress*, Stan Morris*, Kathie Morris*, and by phone: Nancy Grader*.

The meeting was called to order by Scott at 4:39pm.

March 5, 2025 Board Minutes were approved.

Motion was made by Doug Strand for Lou Fasano to be the fifth board member, filling the term left vacant as a result of Paul Cofer's resignation. The vote passed.

Reports:

Landscape: Suzie Herburger

Valley Green has completed the moss control service. The west side of the pool has been planted with roses to match the other side. Teufel has tested the irrigation system. The quote for repairs is \$2846.00. Motion to approve the expense was made by Doug Strand and the vote passed. Root rot treatment for the arborvitae has been completed.

Chair: Scott Cress

Two homes have garbage, recycling cans, yard debris in public sight. Scott will notify them.

Shake roof status - good progress has been made. The deadline for completion is September 30, 2025.

The proposed drainage pollicy has been emailed to the HOA. There was a discussion and it will be voted on at the May 14 meeting.

Insurance: Sue Berry

Sue reported on her talk with Vern Newcomb, our insurance agent, regarding his recommendation at the March 5 meeting that we increase the HOA policy deductible from \$10,000 to \$50,000. A discussion followed. The board will vote on this at the May 14 meeting.

Treasurer: current financial reports have been emailed to the HOA by the treasurer, Dick Wissmiller.

ARC: Glenn Jay

Glenn reported that two of the four buildings have compliant re-roofing underway.

Facilities: Scott for Dick Wissmiller

Several homes have post lamps that do not work due to electrical issues which are the owners' responsibility. July 1, 2025 is the deadline for them to be operable.

Owners' Forum: time was allowed for comments.

The meeting was adjourned at 5:40pm.

Sue Berry
Secretary