

MINUTES
CLEAR HILLS CONDOMINIUM HOMEOWNERS ASSOCIATION
BOARD MEETING
October 8, 2025
Cress Residence

Attendees:

Board: Scott Cress, Lou Fasano, Dick Wissmiller, Sue Berry.

Homeowners and Others: Bobbie Wissmiller, Dana Cress, Jeannie Matza, Margaret Fasano, Susan Scanlon, Glenn Jay. By phone (partial meeting): Tom Herburger, Kris Yates.

The meeting was called to order by Scott at 4:35pm.

The August 13, 2025 Board Minutes were approved.

Reports:

Chair: Scott Cress

Scott welcomed our new HOA members: Jeannie Matza, Julie and Gene Kolbe, Sessa and Josiah Laughlin and Susan Scanlon (pending sale).

Special Project: Glenn Jay

Glenn reported on the sewer repair needed for the Cieslinski home. Several bids were received and Glenn has chosen Sewer Renewal Specialists for the project. The cost is \$9730. Glenn and Scott recommended a 15% contingency, if needed. Total cost including contingency is \$11,189.50. Dick Wissmiller moved to approve this total and the motion passed. The project should start soon.

Treasurer: Dick Wissmiller

As of September 30, 2025

US Bank operating account \$3884.38, savings \$27,638.60 Total: \$31,522.98

Morgan Stanley: certificates, cash, preferred savings, new insured notes \$180,083.01.

Total: \$211,605.99

Dick noted that the Reserve Fund has available funds for the sewer repair voted on at this meeting.

Landscape: Scott Cress for Nancy Grader

Discussion of Rich's Tree Service bid of \$5800 for pruning shore pines in the common area by Grader/Montgomery and Cofer/Olsgard homes. Further discussion is needed and a board vote has been deferred.

Irrigation: the system has not been winterized yet by Teufel.

Deep root fertilization of the arborvitae along Clear Hills Drive will be done soon by Valley Green.

Teufel: discussion about Teufel's service will be at the November and/or December meetings with other options considered.

Pool: Dana Cress

The pool is closed for the season. Next year the closing date will be discussed.

Facilities: Dick Wissmiller

The post lamps in front of homes are all in working order now with one exception which is pending.

ARC: Glenn Jay

Glenn presented the Kolbes' request for a new front door and garage door. Dick Wissmiller moved to approve and the motion passed.

New Business:

An email will be sent to the HOA regarding HO6 condo insurance policies.

Owners' Forum: time was allowed.

The meeting was adjourned at 5:35pm.

Sue Berry
Secretary