

**MINUTES**  
**CLEAR HILLS CONDOMINIUM HOMEOWNERS ASSOCIATION**  
**BOARD MEETING**  
September 13, 2023  
**Clear Hills Pool and by Zoom**

**Attendees:**

Board: Ford Montgomery, Sue Berry, David Olsgard, Janice Marvin, and by Zoom, Doug Strand.

Homeowners: Margaret Fasano, Paul Cofer, Nancy Grader, Cherill Huson, Neil Huson, Harold Murphy, Dale Davidson and by Zoom, Elaine Kantor, George Davidson and Dick Wissmiller.

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

The minutes for the August 9, 2023 meeting were approved.

**Reports:**

**Chair: Ford Montgomery**

Regarding the remaining home with the galvanized pipe issue, we are waiting for a copy of the plumber's bill from the homeowner that we can submit it to the insurance company.

**Treasurer: Doug Strand**

Operating balance \$17,702 and Reserves \$59,308 and cd's and treasury note with interest \$153,716.

**Landscape: Margaret Fasano**

Margaret began her report about the entry project, and then stopped because it was discussed that the Landscape Committee will first work on how to present to the neighborhood for input.

**Pool: Sherri Weinstein**

The pool will close for the season on Sunday, September 17. An email will be sent out requesting volunteers for help with the furniture.

**Irrigation: Nancy Grader**

Per Glenn's Jay's report, the arborist said that the arborvitae needed more water. The new drip system is now watering them four hours per day.

Nancy will follow up with Teufel about their proposal to install a piece of irrigation equipment at the end of Clear Hills Dr.

Teufel reported that some of the timers have been adjusted by homeowners.

Teufel will do a fall review of the system that will take 2-3 days.

Nancy is looking into other irrigation contractors and also if she can find one with 24-hour service.

Irrigation needs to be added to the area where the sewer project was done so it supports new, future plants.

She suggested that homeowners might have their own system for their backyards where it is not common area maintained by the HOA.

Teufel's new contract is being reviewed.

**ARC: Paul Cofer**

Davidson new roof request was presented. David Olsgard made the motion to approve and the motion passed.

Davidson request for solar panels was presented. David Olsgard made the motion to approve and the motion passed.

Paul will work on future guidelines for solar panel requests.

Apartment lights – Paul discussed and Ford will have a letter sent to the apartment building owner suggesting shields for the lights.

**Facilities: Glenn Jay read by Sue Berry**

The domestic water pump house has had a roof leak since it was built. The roof flashing was left off across the back and the insulation is sagging. The roof has some exposed seams that should have been covered by the next layer of roofing. This can be fixed with small pieces of metal slipped under the shingle above covering the seam below. Both the original contractor and a roof repair contractor have been consulted.

Depending on how it works out, the expense could be up to \$400. No vote was needed to proceed.

**New Business:**

Recording meetings: Janice Marvin suggested this and Ford appointed her to look into it.

Glenn Jay suggested prior to this meeting that the \$5000 approval for Facilities be rescinded. Motion made by David Olsgard and the motion passed.

**Owners' Forum:** discussion of lawns.

The meeting was adjourned at 5:50pm.

Sue Berry  
Secretary