

MINUTES
CLEAR HILLS ASSOCIATION BOARD MEETING
OCTOBER 10, 2022

- * Meeting called to order at 4:18 by Ford Montgomery, Chair
- * Attendees included Board members Ford Montgomery, Tom Herburger, Dick Wissmiller and Janice Marvin.. Homeowners in attendance were Margaret Fasano, Bobbi Wissmiller, Suzie Herburger, Sharr Prohaska, Nancy Grader, Dale Davidson and Neil Huson.
- * September 14, 2022 Board meeting minutes approved unanimously.
- * CHAIR REPORT: Ford Montgomery
 - As a follow-up to last month's meeting the Board approved a motion to authorize up to \$1500.00 for irrigation repairs in an emergency without full board approval.
 - Board approved spending \$149.00/year for a ZOOM account for monthly Board meetings when necessary.

TREASURER'S REPORT: Dick Wissmiller

- Long term plan fully funded and 2022 budget remains healthy.
- Cash in the bank, including C.D.'s - \$244,669.00.
- Financials are posted on our website: <http://clearhills.org/financial.html>

LANDSCAPE COMMITTEE REPORT: Margaret Fasano

- Committee is strong and remaining patient as they learn the ins and outs of Clear Hills and working with Teufels on a variety of work orders. The priorities are the entry/perimeter, cleaning up retaining walls and getting bids for tree maintenance.
- Working on the landscape budget for 2023 and will be submitting to the Board.
- Glenn Jay, who is working with Teufels on irrigation issues, reported to Margaret that repairs and watering problems are being resolved. All homeowner questions should go to the Clear Hills gmail account.
- Establishing a separate irrigation and/or facilities committee will be discussed next month.
- Proposal from Teufels and the landscape committee was submitted to the Board for the continuation of mowing and blowing of backyards and patios. Prior to the meeting Ford reviewed the Bylaws and concluded that due to Section 7.2 of the bylaws the HOA is not responsible for decks and patios. Ford confirmed this by contacting the HOA's attorney who also confirmed that prior decades of blowing patios does not set a precedent. A motion was put forth that "Teufels will mow and blow all lawns in both general and limited common areas. Homeowners will be responsible for their own porches and patios." Motion was approved 4-0 by the Board.

ANNUAL MEETING: Wednesday, January 11, 2023

Meeting adjourned at 5:30 p.m.
Next meeting November 9, 2022 via ZOOM
Minutes submitted by Janice Marvin, Secretary

