

MINUTES
BOARD MEETING
for the
CLEAR HILLS CONDOMINIUM HOMEOWNERS ASSOCIATION
November 12, 2025
Cress Residence and by Zoom

Attendees:

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

Homeowners and Others: Susan Scanlon, Glenn Jay, Tom Herburger, Suzie Herburger, Mike Nasser, Jeannie Matza, Dana Cress, Sessa Laughlin.

Zoom: Nancy Grader, Margaret Fasano, Stan Morris.

Special Guest: John Terpening, Teufel.

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

The October 8, 2025 Board Minutes were approved.

Chair Scott Cress introduced John Terpening from Teufel. There was an in-depth discussion about our service with questions and answers. In 2026 Greg Henderson will be hired by Teufel to be Irrigation Manager. 80% of issues are irrigation related. Some other topics discussed include communication errors, edging, blowing of leaves, and mowing. John will address these, including preparing a colored mowing map showing which mowers are to be used on each section.

Reports:

Landscape-Nancy Grader

Irrigation was turned off for the winter in mid October. Deep root fertilization of the Clear Hills Drive arborvitae will be done on or around November 24. More new plantings have been done on Montclair.

Chair-Scott Cress

Special Projects

Scott announced a new committee, Special Projects, and appointed Glenn Jay to it. Scott will assign the projects as needed, which currently are future street paving and sewer repairs.

Sewer

Funds are going to be set up in the Reserves for future repairs on the sewers.

Future Street paving project

Discussion about delaying this until 2028 or further to allow more time to build up the reserves.

Construction

Scott asked that you notify your neighbors when there will be construction on your property with trucks and equipment.

Treasurer --Dick Wissmiller

As of October, 31, 2025

US Bank Operating Fund	\$7,592.57
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US Bank Savings	\$22,031.57
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Morgan Stanley	\$180,593.00
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The Budget Committee is currently working on the 2026 budget and with Forensic on our Reserve Study. The budget will be presented at the December Board Meeting.

Pool Committee-no report.

ARC-no report.

New Business

The Landscape Committee has received the following questions from two owners. One concerning leaf control and the other regarding overhanging branches. Further investigation is needed.

Owners' Forum-time allowed.

The meeting was adjourned at 5:54pm.

Sue Berry
Secretary

Note: the next Board Meeting for the Clear Hills Condominium Homeowners Association will be held on Wednesday, December 10, 4:30pm at the Cress Residence.