

**MINUTES**  
**CLEAR HILLS CONDOMINIUM HOMEOWNERS ASSOCIATION**  
**BOARD MEETING**  
February 12, 2025  
Cress Residence and by Zoom

**Attendees:**

Board: Scott Cress, Sue Berry and by Zoom: Doug Strand, Paul Cofer, Dick Wissmiller.  
Homeowners: Cherill Huson, Neil Huson, Dana Cress and by Zoom: Margaret Fasano, Nancy Grader, Ford Montgomery, Bobbie Wissmiller.

The meeting was called to order by Scott at 4:37pm.

The minutes for the December 12, 2024 meeting were approved. The minutes for the December 27, 2024 Annual Meeting and the December 27, 2024 First Meeting of the New Board were approved as corrected.

**Reports:**

**Chair: Scott Cress**

Scott emphasized that respect by all and the team approach will be our mantra, and all issues need to be worked out in a civil manner. Vern Newcomb, HOA insurance agent, will be at the March 12, 2025 board meeting to discuss our insurance.

IRS Resolution 70-164: motion to adopt made by Doug Strand, seconded and it passed.

The HOA Board gmail account will no longer be used. Email any questions or concerns to Chair, Scott Cress.

**Treasurer: Dick Wissmiller**

As of January 31, 2025:

US Bank operating account \$4089.52, savings \$2244.36. Total \$6333.88

Morgan Stanley: certificates, cash, preferred savings \$185,449.00.

Total: \$191,782.88

Financial statements as of January 31, 2025 have been emailed to the HOA .

**Website: Sue Berry**

Minutes are current through November, 2024. All current minutes on the website will be archived and three years left on the website. Method and details to be finalized.

**Landscape Committee: Nancy Grader**

Multiple root rot treatments for the arborvitae have been scheduled and are underway by Valley Green. Three bids have been received for a possible French drain solution in the common area between 7484 and 7406 Clear Hills Dr., ranging from \$2500-\$8000.

Discussion followed and Scott and Nancy will walk the neighborhood next week to get an overall assessment of drainage issues.

Teufel has not yet provided a 2025 contract.

Plantings outside the pool fence will be completed, probably in March.

Teufel will review the irrigation system this spring at start up.

Scott said irrigation will be a priority this year and Dick said there are reserve funds for galvanized pipe replacement.

**Facilities: Dick Wissmiller**

The few homeowners with no electrical power to their post lamps will be notified that this utility repair is their expense. Dick has replaced light bulbs and photo cells in various locations.

**New Business:**

The limit to the amount of spending by the board or committee members that is allowed without board approval has been increased from \$500 to \$1000. Motion made by Doug, seconded and the vote passed.

Scott thanked all board members and homeowners for their contributions.

The meeting was adjourned by Scott at 5:25pm.

Sue Berry  
Secretary