

MINUTES

CLEAR HILLS CONDOMINIUM HOMEOWNERS ASSOCIATION

BOARD MEETING

November 8, 2023

By Zoom

Attendees:

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

Homeowners: Margaret Fasano and attendees for portions of the meeting - Nancy Grader, Dick Wissmiller, Dale Davidson, George Davidson, Suzie Herburger, Paul Cofer, Sharr Prohaska.

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

Motion by Doug Strand to approve the minutes from the October 11, 2023 board meeting. Motion passed.

Reports:

Chair: Ford Montgomery

Items will be discussed under other topics.

Treasurer: Doug Strand

Operating balance: \$10,212.98 and Reserves: \$61,496.80, cd's and treasury note, interest and cash \$155,015.88. For some reason the US Bank did not move designated money into the Reserve Account for the past couple of months, but this has been corrected.

Landscape: Margaret Fasano

Irrigation has been turned off for the season. Planting and irrigation have been added next to the back steps to the pool where the sewer project was done.

Entry work is half completed. More plants are coming and lighting will be done on December 5. Some connections will be left on the pillars in case more lighting is needed in the future.

Landscape request from Marie Godbey and Nick Schiller to remove the post lamp which no longer works due to their construction. Repairing it would require removing a part of the new driveway and also part of the garage floor. No vote taken. The board will look at the lighting and place the request on the December agenda.

Teufel contract, Nancy Grader: work is continuing on the new contract.

ARC: Paul Cofer – no report.

Facilities: Glenn Jay read by Sue Berry

One light bulb replaced and two post lamps rotated so that photo cells could capture the brighter light.

Old Business:

Doug Strand reported on his talk with the apartment owner regarding the lighting issue. The owner got a bid for \$6858. The board will look at the bid and Doug Strand and Ford Montgomery will have a further discussion with the owner.

New Business: none

Owners' Forum: discussion regarding the date and place of the annual meeting. Details will be sent out to the HOA when this has been finalized.

The meeting was adjourned at 5:22pm.

Sue Berry
Secretary