

CLEAR HILLS CONDOMINIUM HOMEOWNER'S ASSOCIATION

BOARD MEETING MINUTES

AUGUST 14, 2024

BY ZOOM

**Attendees:**

Board: Ford Montgomery, David Olsgard, Dick Wissmiller

Homeowners: Sandra Biller, Paul Cofer, Dale Davidson, Suzi Herburger, Tom Herburger

The meeting was called to order at 4:30 p.m.

The Board voted to approve the draft meeting minutes for May 20 and July 10, 2024.

President's Report: See Old Business

Treasurer's Report: Dick Wissmiller

Operating Balance: \$15,054.17 Reserves: \$27,102.06 CDs/Treasury Notes: \$180,964.81

Landscape Report: None

ARC Report: Paul Cofer

The Board was asked to approve Huson and Talmadge ARC requests. The Board voted to approve.

**Old Business:**

Dick Wissmiller asked the Board to approve adding a line item to the Reserve Study for "Repair/Replacement of Sewer Lines." The Board voted to approve. This will add \$100,000 to the Reserve Study in October. Our Reserve Study contractor, Forensic Building Systems, will then determine at that time if a small increase in HOA dues will be needed.

The Board again discussed the critical need to find a member who will be willing to serve as Board Chair in 2025 and beyond. There will also be 2 additional openings on the Board at that time. It was decided that an in-person meeting of the entire HOA would be held in September so that everyone can understand the need for member participation in the coming year.

Tom Herburger asked that we re-institute the practice of advising homeowners each month of the status of HOA spending (are we over or under budget?). Dick agreed to send a budget statement monthly via email to the members. The information will not be posted to the HOA website.

The meeting was adjourned at 5:04 p.m.

Respectfully submitted,

David Olsgard

Secretary