

MINUTES
CLEAR HILLS CONDOMINIUM HOMEOWNERS' ASSOCIATION
BOARD MEETING
JULY 10, 2024
BY ZOOM

Attendees:

Board: Ford Montgomery, Lou Fasano, David Olsgard, Doug Strand, Dick Wissmiller

Homeowners: Sandra Biller, Paul Cofer, Margaret Fasano, Suzie Herburger, Tom Herburger, Bobbie Wissmiller, Kris Yates

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

President's Report: See new business

Treasurer's Report: Dick Wissmiller

Operating balance: \$11,258.47 Reserves: \$47,706.65 CDs/Treasury Notes \$160,218.39 Total cash savings: \$219,183.45

Financials Update: Our sewer lines are getting old and the HOA is responsible for the maintenance of these lines from each home's foundation to the main sewer line. It is likely that many of these lines need attention. One home has a 160 foot sewer line from the foundation to the main sewer line. In our Reserve Study, there is a line item for storm drain maintenance but no line item for these sewer lines. Accordingly, estimates will be obtained for an evaluation of our sewer pipes. Once done, it is proposed that a line item be established for these pipes. If any problems are identified within a particular home, the owner will be notified. The correction of problems identified outside the foundations of homes will be the responsibility of the HOA.

Landscape Report: Margaret Fasano

The current Teufel's crew is doing a good job.

ARC Report: Paul Cofer

Elaine Kantor's request for two gates had been informally approved by the board but still needs formal approval. The board voted to approve her request.

The Huson's request was discussed and a question was raised about the new gate design not conforming to established HOA design requirements. The requested gate design matches the existing front gate. Ford will investigate background of the issue.

New Business:

Ford reported that there will be 3 Board vacancies beginning in January 2025. Ford and David's terms will be ending and Lou had agreed to just a one-year term. All HOA members are encouraged to strongly consider volunteering to serve.

Owner's Forum:

Concern was expressed about the appearance of two fences. One needs paint and the other is leaning because of significant plant growth. Paul and Margaret will speak with the affected owners.

The meeting was adjourned at 5:10 p.m.

Respectfully submitted,

David Olsgard

Secretary