

Clear Hills Condominium Homeowners Association Annual Meeting

January 25, 2017

Garden Home Recreation Center

Attendees:

Jackie Nudelman Wilma Jane Balick Jim Cieslinski & Beverly Culp
Tom & Suzie Herburger Paul Cofer & David Olsgard Michael & Alyssa O'Rourke
Lynn Drake Scott & Dana Cress Harold & Evelyn Murphy
Mike & Chris Cusick Sue Berry Ford Montgomery & Nany Grader
Janice Marvin George Davidson Dick & Bobbie Wissmiller Wilma Loftesness

Roll Call:

Sign-in sheet was used as roll call. Sheet is available upon request; attendees are noted above.
Dana stated we have a quorum as all but 3 proxies were returned.

Proof of Notice of Meeting or Waiver of Notice.

Reading of minutes of the 2016 Annual Meeting.

Motion to dispense reading; seconded. Motion passed.

President's Report: Dana Cress read her report to the attendees, Copy Attached.

Treasurer's Report. Treasurer Dick Wissmiller reviewed the Clear Hills financial statements dated 12/31/2016. They have been posted to our website.

Motion to approve tax resolution 70-604 (carryover excess 2016 membership income to 2017 without paying income taxes on the excess), seconded and the motion passed.

Election of Directors: Paul Cofer was elected to the Board, replacing George Davidson. Michael O'Rourke was reelected to the Board. The revised Board of Directors Roster with term dates is attached.

Report of Committees: None

Unfinished Business: None

New Business: Clear Hills Condominium Homeowners Association increased our Umbrella Liability policy from \$5Mil to \$10Mil CSL effective 1/1/2017 for an additional \$188 annual premium.

Owners Forum: None

Meeting adjourned at 5:13 PM

Respectfully submitted by:

Tom Herburger, Board Secretary

January Board Meeting to follow the 2017 Annual meeting



Clear Hills Condominium Homeowners Association
Annual President's Report
2016

BOARD OF DIRECTORS

Chair – Dana Cress

Vice-Chair – Michael O'Rourke

Secretary – Tom Herburger

Treasurer - Dick Wissmiller

George Davidson – Member at Large

COMMITTEES

ARC – Alyssa O'Rourke – Chair

Pool & Landscape – Dana Cress – Chair

Emergency – Paul Cofer

Our Association thrived in 2016. Another year of self- management ran smoothly. Our treasurer, Dick Wissmiller is a wizard at keeping our financial reports and keeping our website updated.

Our 2016 year-end financial statement is posted on our website. Our reserves are healthy and our reserve study is fully funded. A budget committee reviewed our budget and updated some of the categories that were left over from Community Management's bookkeeping. Our reserves are strong and meet the projected expenditures.

We welcomed Jeff & Sherri Weinstein to 7778 SW Green Valley Terrace.

Our website has been updated and refined as we learn more about what information is important to our owners, prospective owners, realtors and title companies. www.clearhills.org

A Welcome Committee will meet with new owners in 2017 with hard copy book of CHCHOA Bylaws and Documents.

It is important to note that our website will be kept current so owners need to use the site to be sure new documents have not superseded the hard copy issued.

Effective 1/1/2017, we voted to increase the Umbrella Policy limit from \$5 Mil to \$10 Mil. Taking our total liability limit from \$7 Mil to \$12 Mil. All other insurance policies were renewed as expiring.

Clear Hills Condominium Homeowners Association Accomplishments

- 2010 Land Survey & Mapping
- 2011 Perimeter Sweetgum tree removal
Natural Gas Service brought to Clear Hills
Utility Locate & Mapping (Water, Sewer, Storm, Power, Gas)
Video Survey – Storm & Sanitary Sewers
- 2012 New Restated Declarations & By-Laws
- 2013 New Water System
Seal Coating on Streets
Upgrade to Pool House and surrounding area
- 2014 Upgraded Irrigation System
Water Pressure Pump System installed
- 2015 New Pool Deck, Plaster, heater Electrical
Irrigation Moisture sensors on all Irrigation clocks
Irrigation Control mapping
- 2016 Eastmoor Storm Drain replaced
Pool cleaning robot purchased
7363 SW Eastmoor (Wells Fargo) home painted
New “no outlet” signs installed at entry
8 lanterns installed at entry monument posts
8 new lanterns installed on posts along Clear Hills Drive
Trees removed behind pool house
Pool House roof replaced
Pool House doors replaced and painted
Ivy removed from east of pool area and new planting installed
Emergency Preparedness Committee formed

Clear Hills Condominium Homeowners Association

2017 Board of Directors

Chair:	Dana Cress 7523 SW Clear Hills Terrace danacress@me.com	Cell: 503-952-6084 Elected: 6/2014 Ends: 1/2018
V. Chair:	Michael O'Rourke 7500 SW Clear Hills Drive orourkem@hasson.com	Cell: 503-880-7130 Elected 1/2017 Ends: 1/2020
Secretary:	Tom Herburger 7382 SW Eastmoor Terrace t.herburger@comcast.net	Cell: 503-803-1000 Appointed: 2/2016 Ends: 1/2018
Treasurer:	Dick Wissmiller 7644 SW Green Valley Terrace dwiss@comcast.net	Cell: 503-799-4739 Elected: 6/2014 Ends: 1/2018
Director:	Paul Cofer 7484 SW Clear Hills Drive paulcofer@aol.com	Cell: 503-892-3215 Elected: 1/2017 Ends: 1/2020

2017 Committees

ARC:	Alyssa O'Rourke, Chair orourke@hasson.com Janice Marvin Sue Berry	Cell: 503-819-7655 Cell: 503-621-6461 Cell: 503-292-6444
Emergency:	Paul Cofer	Cell: 503-892-3215
Landscape:	Dana Cress	Cell 503-292-6084
Pool:	Dana Cress	Cell 503-292-6084
Welcome:	Dana Cress	Cell 503-292-6084