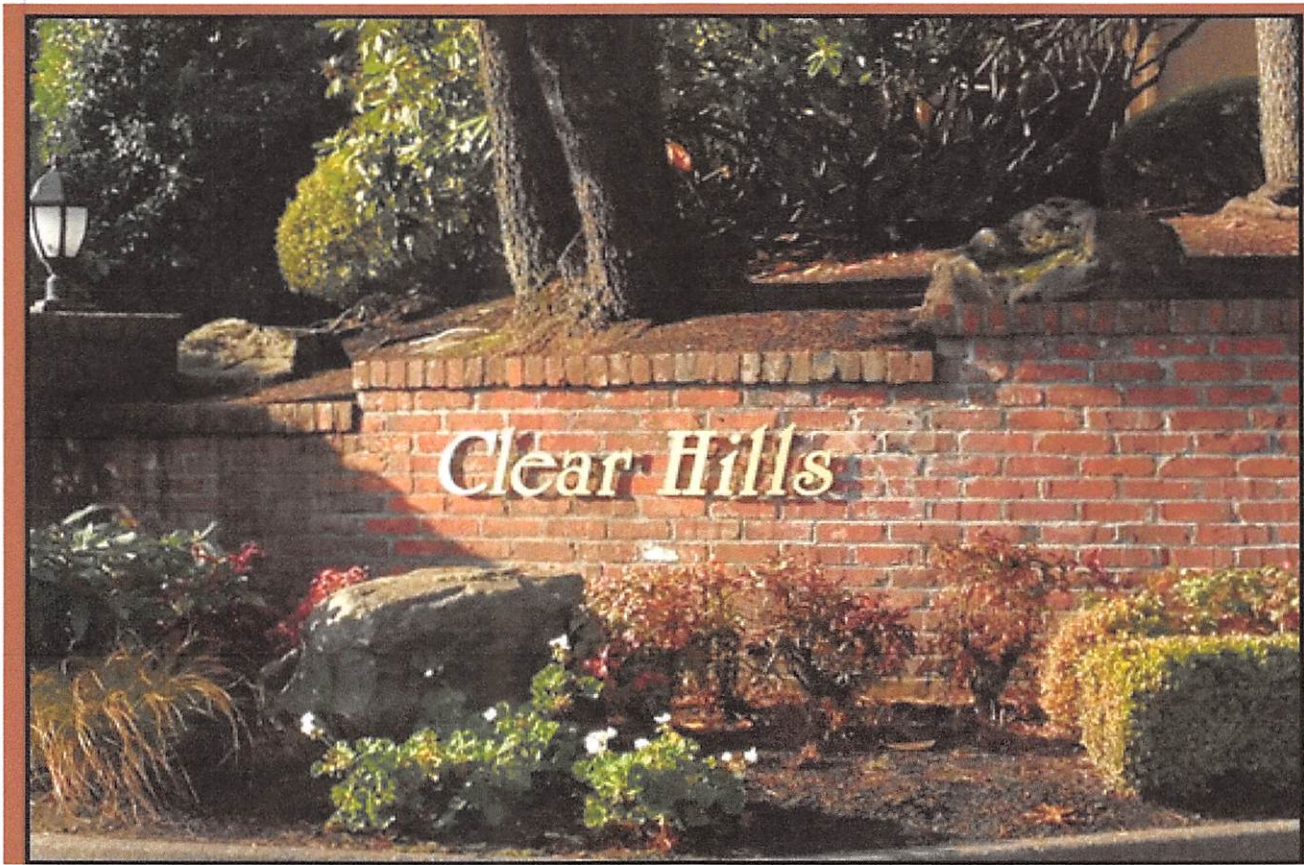


AGENDA  
CLEAR HILLS CONDOMINIUM ASSOCIATION BOARD MEETING  
January 5, 2015  
Annual Meeting  
Garden Home Recreational Center

Attendees:

Wilma Jane Balick	Beverly Culp	Jim Cieslinski	Paul Cofer
David Olsgard	Dana Cress	George Davidson	Diane Gilbert
Nancy Grader	Ford Montgomery	Wilma Loftesness	Janice Marvin
Evelyn Murphy	Harold Murphy	Alyssa O'Rourke	Michael O'Rourke
Dick Wissmiller			

- Roll Call. Sign in sheet was used as roll call. Sheet available upon request; attendees are noted above.
- Proof of Notice of Meeting or Waiver of Notice.
- Reading of minutes of the 2014 Annual Meeting. Motion to dispense reading, seconded. Passed
- President's Report. President Dana Cress read her report and provided hard copies to those in attendance. [See attached report.](#)
- Treasurer's Report. Treasurer Dick Wissmiller reviewed the Clear Hills balance sheet and profit & loss statement dated 12/31/2014. [See attached copy.](#) Motion to approve tax resolution 70-604 (carryover excess 2014 membership income over membership expenses to 2015 without paying income taxes on the excess), seconded, and passed.
- Reports of Committees. None
- Election of one director. The board elected Nancy Grader to the position of secretary for a 3 year term.
- Unfinished Business. None
- New Business. Dana announced the January 2015 board meeting vote to hold board meetings quarterly. Paul Cofer requested that the board meet monthly to provide association members an opportunity to communicate. Motion to remove vote for quarterly meetings, seconded, passed.
- Owner's Forum. Paul Cofer noted the need for a community earthquake preparedness plan and offered to take the lead in developing the plan. George Davidson agreed to work with Paul on the plan.
- Meeting adjourned at 7:37.



# Clear Hills Condominium HOA President's Annual Report 2014

## BOARD OF DIRECTORS

Chair – Dana Cress

Vice-Chair – Michael O'Rourke

Secretary – Nancy Grader

Treasurer - Dick Wissmiller

George Davidson – Member at Large

## COMMITTEES

Architectural Review – Alyssa O'Rourke – Chair

Pool & Landscape – Dana Cress – Chair



Our Association thrived in 2014. We voted in June 2014 to move our annual meeting to January to agree with our financial and calendar year. Our first January meeting is actually a report on 6 months of 2014. Clear Hills ran smoothly under our self-management that began on May 1, 2014.

Our year-end financial statement is attached. Our reserves are healthy and our reserve fund is fully funded. The Board voted at our November 2014 meeting to keep our HOA fee at \$490 although our review showed that we could lower it by \$10 per month. The \$10 will go into our contingency fund.

In July we welcomed new owners Stephen and Elaine Kantor and look forward to this month when they will actually live in their newly remodeled unit. With sadness we said goodbye to Peter Sargent who passed away on November 5, 2014.

Our website has been updated and refined as we learn more about what information is important to our owners, to realtors and to title companies. We will no longer print our hard copy book in order to keep documents current. [www.clearhills.org](http://www.clearhills.org)

Discussion ensued regarding our homeowner's personal property insurance in an effort to make sure our units are correctly insured. Each unit should have condominium insurance to cover the personal contents and liability coverage. CHHOA should be named as "additional insured". Dick Wissmiller is compiling a file with Certificates of Insurance from each owner.

## **ACCOMPLISHMENTS THE LAST 5 YEARS**

1. Financial instability to being financial stable
2. New Natural Gas Service installed -11/2011
3. Land Survey - 2011
4. Utility locating sewer(sanitary & storm), power, cable and gas - 2011
5. Hired video taping for all sewers - 2011
6. Hired CWK2 Engineers to survey & map - 2013
7. Pool building improvements - 2013
8. Pressure pump installation - 2014
9. Irrigation replacement - 2014
10. Amended and recorded New Documents & Bylaws – 2013
11. Removed 12 Sweet Gum trees - 2012

## **FUTURE PROJECTS FOR 2015**

- Complete irrigation replacement project with moisture sensor pads
- Resurface or paint the swimming pool interior
- Repair top rail on pool fence
- Paint rails to pool
- Secure bids for 2016 street resurfacing
- Replace street signage
- Insurance Certificates – make sure we have from each homeowner
- Reinstate our Welcome Committee – need volunteers