

MINUTES
CLEAR HILLS CONDOMINIUM HOMEOWNERS ASSOCIATION
BOARD MEETING
October 11, 2023
by Zoom

Attendees:

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

Homeowners: Margaret Fasano, Paul Cofer, Nancy Grader, Dale Davidson, George Davidson and Dick Wissmiller.

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

The minutes for the September 13, 2023 meeting and October 2, 2023 special meeting were approved.

Reports:

Chair: Ford Montgomery

Items will be discussed under other topics.

Treasurer: Doug Strand

Operating balance: \$15,140. Reserves: \$61,483 and cd's and treasury notes with interest and cash \$154,548.

Doug Strand, Tom Herburger and Dick Wissmiller met with Forensics regarding the Reserve Study. The reserve account is well funded. A report should be available by the next board meeting.

Landscape: Margaret Fasano

Outdoor Lighting requires a \$3375 deposit (half of the total) for the lighting at the front entrance. Motion made by David Olsgard to approve and it passed.

Kinnikinnick plants for the front entrance – no vote needed if under \$500.

Plants for the area where the sewer project was done below the shed on Green Valley Terrace. This will be paid from the irrigation budget. No vote needed if under \$500.

Don Morton, Morton Tree cost for \$375 for removal of large camellia and roots on the common area by Eastmoor Terrace. No vote needed as it is under \$500.

Irrigation: Nancy Grader

Review of the new Teufel contract is underway. They are requesting more routine items to be included in the contract as well as thatching and aeration. Teufel limited warranty is new to the contract and under discussion.

Irrigation – annual fall review by Teufel is in progress. Some irrigation heads have been replaced and some new heads have been added.

ARC: Paul Cofer

Solar panel guidelines are progressing. Apartment lighting status: Doug Strand stated that he has a new, recent contact and he will follow through with the apartments.

Facilities: Glenn Jay read by Sue Berry

Glenn placed missing flashing on the upper side of the pump house roof. He has identified two lamp posts at residences which need to be turned so the photo cell faces the correct direction.

Old Business:

Dick Wissmiller has received the required insurance documentation showing removal of the galvanized pipe in the remaining residence. The situation is resolved.

New Business:

None

Owners' Forum: landscape question.

The meeting was adjourned at 5:00pm.

Sue Berry
Secretary