

MINUTES
CLEAR HILLS CONDOMINIUM HOMEOWNERS ASSOCIATION
BOARD MEETING
August 13, 2025
Cress Residence

Attendees:

Board: Scott Cress, Lou Fasano, Sue Berry.

Homeowners and others: Nancy Grader, Stan Morris, Cherill Huson, Dana Cress, Dale Davidson, Glenn Jay.

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

Special Guest Report: Ron Clark, our account manager with Teufel. He discussed and recommended a two-cycle lawn watering process during the night. This will be considered by the Landscape Committee.

Reports:

Chair: Scott Cress

Scott thanked the homeowners of the four buildings with shake roofs for the timely removal of the roofs and replacement with composition as required by our HOA insurance.

We then had a discussion about paving the streets of Clear Hills. Glenn reported that he had an in-depth, onsite discussion about the paving with an asphalt paving company and received a current bid as a start to the process. Forensic and the Budget Committee will look into the Reserve Study to assess how we can achieve the amount needed to repave all of Clear Hills in two to three years. Seal coating will not be done this year. The money allocated for that will be used towards the total repaving.

Treasurer: Dick Wissmiller, given by Scott

As of July 31, 2025

US Bank : operating account \$4,851.79, savings \$23,855.49

Morgan Stanley: certificates, cash, preferred savings \$178,507.40

Total:\$207,214.68

Landscape Committee: Nancy reported that Valley Green has sprayed the trees and shrubs. Deep root fertilization of the arborvitae will be done in the fall. Most of the dead branches of the arborvitae along Clear Hills Drive were removed. Four arborvitae were completely dead and will be replaced. The committee will discuss another root rot review.

One irrigation box needed to be replaced at an estimated cost of \$1100.

There have been many broken pipes and irrigation heads and Teufel has been very responsive.

The hedge along Northvale Way will be pruned soon and more Kinninnick will be planted along Montclair Drive bank in the open spaces.

Pool Committee: Dana Cress reported that pool care is going well with the combined work of the committee and the pool maintenance company.

Facilities: all power issues with post lamps are being resolved.

ARC: Glenn worked with the homeowners of the four buildings regarding the roof material compliance with our HOA rules. He gave all signed Roof Completion Forms to Scott for forwarding to our insurance agent in compliance with the underwriter's requirements.

ARC Request from the Kolbes was presented and approved.

Owners Forum: time was allowed.

The meeting was adjourned at 5:15pm.

Sue Berry
Secretary