

Clearview P.U.D. Homeowners Association A Corporation Not-for-Profit

Board of Directors Meeting

Date: Wednesday, November 11, 2009

Time: 6:30 pm – 7:30 pm

Place: Jim Hatfield's home

Minutes

1. A quorum was established

Miles Thompson	President
Lance Walker	Vice-President
Jim Hatfield	Secretary
Verniece Thomas	PB Roche Solutions
Mickey DeRock	Board Member

2. Approve minutes of Sept. 9 and Oct. 14 meetings

- a. Lance made a motion to approve the minutes. Jim seconded. The minutes were approved unanimously

3. Old Business

- a. Snow removal contracts

We discussed the snow removal contract bids for

- Creation Landscapes
- RML (holds the current contract, based in Greeley)
- KD & Company (does the Gateway neighborhood in Berthoud)

Suggestions were made to

- add a clause about drifts, especially on Carlson and by the mailboxes, such that any re-drifting would be taken care of in the contract
- change the contract to begin removal from '2 inches' to '2 to 3 inches'
- Jim was concerned about how open-ended some of the contracts are, and about how we could be taken advantage of

We have about \$1000 in the budget for snow removal.
The last snow cost about \$330, because they had to come twice

We need to resolve issues with communication about when and where there are issues. Lance volunteered to be on the lookout for issues, and to communicate with Verniece.

Mike will shovel by the mailboxes if necessary, but that is part of the contract to be awarded.

The contract also covers shoveling around the school bus stop.

Miles made a motion to keep RML as our provider. Lance seconded the motion. The motion passed unanimously.

- b. Status of Great Western plan to store coal cars on track
Verniece reported on her conversations with Great Western Railroad.

GWR checks the cars monthly. The cars are in their right of way. They will install the infrastructure at the CR13 road crossing. They would have moved the cars further west, but the CR13 crossing cost more than they expected, and so they could not repair the track further west.

Mickey reminded us that there is a disclaimer in the covenants about this.

Lance reported that there have been no troubles reported to the police regarding the rail cars parked by the Countryside neighborhood.

It was suggested that the newsletter have a short explanation of what happened.

- c. Neighborhood Watch
The Johnstown police officer responsible for neighborhood watch could not attend our meeting tonight.
- d. BOD approval of date for annual meeting
Tuesday Jan. 26, 2010
7:00 pm - 8:30 pm
101 W. Charlotte Ave (the old town hall)

- e. Bank information was not given tonight

4. New Business:

- a. Board election procedure

The covenants state that the Declarant is to choose the Board of Directors. Since the Declarant is not active in the association, we took volunteers for the position last year. Of the 8 that volunteered 6 members have met on a regular basis and have operated as the Board of Directors. The question is – should we maintain the existing BOD members or should we have an election. I asked the attorney how we should deal with this issue.

The attorney's response was that we have two options:

1. Amend the bylaws to allow for the HOA members to nominate and elect the board directors.
2. Have the Declarant name PBR as his agent for the purpose of selecting the board of directors. PBR could then solicit applications and pick an appropriate number of directors.

It was discussed that we would use the same approach as last year with the six members continuing as members and adding up to three new members. The reason for this is that we are establishing continuity as a board and have made a great deal of progress over the past year.

During the upcoming year the bylaws, with the approval of the Declarant, should be reviewed and amended to establish terms for the directors. This way there will be experienced directors and allow for new directors and this will maintain continuity on the board.

- b. HOA Goals
This was not discussed tonight. Discuss this at the December meeting.
- c. Newsletter items
We went over the previous suggestions and made a few more.

5. General discussion

- a. No other topics were discussed.

6. Set meeting schedule

- a. December 9, 2009 - 6:30 pm - Jim's home
 - b. January 13, 2010 - 6:30 pm - Miles' home
7. Adjourn – Meeting was adjourned at approximately 7:49 pm. A motion to adjourn was made by Mickey, and seconded by Lance. The motion was accepted unanimously.