

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

**Board of Directors Meeting**

**Date: Wednesday, August 9, 2017**

**Time: 6:30 pm – 8:00 pm**

**Place: Randy Olson, 3120 Woodbine Lane**

**Meeting Notes**

1. Establish a Quorum – Jim Hatfield, Randy Olson, Rob Burns; Brianna Waugh – Board members; Jeanette Norris – resident; Verniece Thomas – Community Association Manager
2. Call Meeting to order – 6:45
3. Resident comments – Jeanette Norris spoke with the Board regarding the proposed Johnstown Recreation Center in the area north of the park. The Board discussed what action could be taken to inform the Clearview community of the proposed recreation center. Jim will hand out flyers at the movie in the park regarding the Town Council discussions and there will be a public meeting in the park on Saturday, August 26 regarding this topic.
4. Reviewed the minutes from the 7/12/17 meeting. Motion was made by Randy to approve the minutes; seconded by Brianna; motion approved.
5. Financial Report

	6/30/17	7/31/17
Checking #2500400250	\$ 2,129.25	\$ 1,643.62
Savings #2500400269	\$ 181,260.56	\$ 188,658.35
CD – 7/8/17 - .80%	\$ 7,826.37	\$ 7,857.48
6. Previous Meeting Business
  - a. Pond/pump house update – attended the Town Council meeting to respond to the letter that was received regarding the water issue. Council directed staff to work with the HOA.
  - b. TOJ Recreation Center project/park improvements – TOJ Town Council will make a decision at the September meeting regarding the location of the recreation center. Because of the town center discussion the park improvement proposal has been postponed.
  - c. Movie/picnic in the park – August 12 – Moana – will start at sunset. City of Greeley video staff will set up around 6:30 pm.
7. New items –
  - a. Landscaping update – Randy Olson
    - i. Trees are too close to each other. About 12 trees should be removed so that the other trees have room to grow. Trees on the south fence line are pushing under the fence. Rough estimate to remove the trees is \$350/tree. With stump removal the cost would be ±\$5,000. There are also several sprinkler heads that need to be moved and adjusted on the south end of CR 13. Motion was made by Rob to approve the removal of the trees and repair the sprinkler system; motion was seconded by Randy; motion was approved.
  - b. Acquiring new board members – tabled to next meeting.
  - c. ACC request – 242 Basswood Avenue – solar installation – approved without motion.
  - d. General HOA covenant enforcement issues

- i. 347 Buckeye – dog run – discussed the dog run. The dog run is located on the property line. The dog run was not submitted to the HOA board for approval. Jim said that he would discuss the issue with the person who filed the complaint. No decision was made as to how to proceed – will be discussed further at September meeting.
    - ii. 340 Basswood – shed – The shed was approved at the August 10, 2016 HOA meeting. The shed when constructed is at a higher elevation than was anticipated when the shed was approved.
  - e. Reviewed invoices. Brianna made motion to approve the invoices; motion seconded by Rob; motion approved.
8. General Discussion
9. Adjourn – Motion made by Rob to adjourn; motion seconded by Randy; motion approved. Meeting adjourned at 9:00 pm.

#### Meeting schedule

September 13, 2017 – 6:30 PM – Jim Hatfield, 345 Hickory Lane

October 11, 2017 – 6:30 PM – Brianna Waugh, 257 Hawthorne Avenue