

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

Board of Directors Meeting

Date: Wednesday, October 11, 2017

Time: 6:30 pm – 8:00 pm

Place: Brianna Waugh, 257 Hawthorne Avenue

Meeting Notes

1. Establish a Quorum – Rob Burns, Randy Olson, Jim Hatfield, Brianna Waugh – Board members; Jennifer Blanco – potential board member; Verniece Thomas – Community Association Manager
2. Call Meeting to order – 6:30 pm
3. Reviewed minutes from 9/13/17 meeting. Motion made by Randy to approve minutes; second by Brianna; motion approved.

4. Financial Report

| | 8/31/17 | 9/30/17 |
|----------------------|---------------|---------------|
| Checking #2500400250 | \$ 2,567.39 | \$ 5,596.99 |
| Savings #2500400269 | \$ 188,945.84 | \$ 187,033.26 |
| CD – 7/8/17 - .80% | \$ 7,857.48 | \$ 7,857.48 |

5. Previous Meeting Business

- a. Pond/pump house update – Andy Gerk is no longer employed by Journey Homes. Discussed scheduling a meeting with Larry Burkendorf to decide how to proceed with the Town of Johnstown regarding the pond/pump house and water issue.
- b. Park improvement/CoGo grant update – Brianna researched the potential of applying for a CoGo grant during this application cycle. Decided to work with association members and Town to create a plan and budget for expanding the park. Also look into Energy Impact funds that are allocated through the Department of Local Affairs.
- c. 347 Buckeye – dog run – the complaint has been withdrawn. Decided to record an agreement between the HOA and the homeowner that states that if the current homeowner decides to sell the property the dog run will be removed prior to closing.
- d. Schedule change of meeting date – Board decided to move the meeting dates to the first Wednesday of the month starting November 1, 2017.
- e. Welcome packet update – Brianna presented a preliminary welcome letter. The letter was reviewed and she will revise for further review. The Board discussed ways to distribute the letter to new property owners. It was discussed providing a copy to the closing agent when the status letter is requested. Also discussed using mass texting or email to communicate with home owners.
- f. Trunk or Treat – Board decided not to hold this event this year.
- g. Combining HOAs – update regarding CV4 HOA – will discuss further at the Annual meeting. Clearview 4 HOA will discuss at their Annual Meeting on November 13, 2017.
- h. Landscaping update – Randy reported that Ace of Blades will be blowing out the sprinklers in mid-October. They will continue pruning trees and bushes. Schra Tree Service will remove trees in early November per the bid that was approved in September. Randy said that he will call Joe Schumacher with Crow Creek to discuss winterizing the pond.

6. New items –

- a. Snow removal contract – reviewed the two contracts that were submitted. Verniece will compare with the 2016 – 2017 contract.
 - b. ACC fence request – Corey Sheldon – 169 Silverbell – Motion made by Rob to approve; second by Randy; motion approved.
 - c. Year-end updates – estimated taxes, annual meeting – postponed until later date.
 - d. 2018 Landscaping contract discussion – postponed until later date
 - e. Ace of Blades irrigation sign request – Motion to deny request made by Randy; second by Rob; motion approved.
 - f. Review and approve invoices – Motion made by Rob to approve invoices; second by Randy; motion approved. Randy will discuss Invoice #9621 with Ace of Blades before releasing payment.
7. General Discussion – reviewed preliminary draft of newsletter.
8. Adjourn – Motion made by Brianna to adjourn; second by Rob; meeting adjourned at approximately 8:30 pm.

Meeting schedule

November 1, 2017 – 6:30 PM – Randy Olson, 3120 Woodbine Lane

December __, 2017 – 6:30 PM - _____