

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

Board of Directors Meeting

Date: Wednesday, November 1, 2017

Time: 6:30 pm – 8:00 pm

Place: Randy Olson, 3120 Woodbine

Meeting Notes

1. Establish a Quorum – Jim Hatfield, Rob Burns, Randy Olson, Jennifer Blanco, Brianna Waugh – Board members; Verniece Thomas – Community Association Manager
2. Call Meeting to order – 6:35
3. Reviewed minutes 10/11/17 – revise CoGo grant to GoCo grant. Motion made by Rob to approve; motion seconded by Brianna; motion approved.

4. Financial Report

	9/30/17	10/31/17
Checking #2500400250	\$ 5,596.99	\$ 5,504.37
Savings #2500400269	\$ 187,033.26	\$ 190,420.80
CD – 7/8/17 - .80%	\$ 7,857.48	\$ 7,857.48

5. Previous Meeting Business

- a. Pond/pump house update – discussion with Larry Burkendorf – Larry agreed that the subdivision does not have a strong legal position to be able to access irrigation water directly from the ditch without paying the Town. The water was dedicated to the Town of Johnstown when the original plat was approved in 2000. He will contact the Town of Johnstown.
- b. Welcome packet reviewed – recommended several revisions. Brianna will make the revisions and send back out for review. The information will be sent to the title company with the status letter requests when a property is sold.
- c. Reviewed Jennifer Blanco’s Board member application. Motion made by Rob Burns to accept the application; motion seconded by Brianna; motion approved.
- d. Snow removal contract discussion – executed contract was presented to Board.
- e. Park issues – drainage, fertilizer – Town isn’t using appropriate fertilizer – it shouldn’t be used around children. Fertilizer should not be applied while raining and it was observed that this has occurred. Brianna will prepare a document to submit to the Town regarding this topic.
- f. 328 Basswood update – discussed investing funds to delve further into the title to find the owner of the property. Motion made by Randy to approve spending up to \$200 to further investigate the title; motion seconded by Jennifer; motion approved.
- g. Landscaping update – Randy
 - i. Schra will be trimming the trees in mid-November
 - ii. Drainage problems in the park playground
 - iii. Preliminary bids to surface the walk way - \$3,500 - \$5,000 to put down asphalt; \$10,000 to put down concrete surface. This would be from Hickory to the detention pond. This item will be included in the 2018 budget.
 - iv. Bridge over swale at the end of Hickory. Verniece will ask Lee to provide a bid to install a bridge.

- v. Randy spoke with railroad representative regarding the railway cars. They brake was released on the rail cars and they rolled east. Kids have been playing on the cars. At this point the railroad is not planning on moving the cars.
6. New items –
- a. Preliminary budget discussion – include trail improvements, bridge – Hickory greenbelt area; park improvements, pond maintenance. Will develop further in December and January meetings.
 - b. 2018 Landscaping contract discussion – should the landscape company maintain the entire subdivision or continue as it has been for the past several years. This discussion will need to be held with Clearview 4 HOA.
 - c. Review and approve invoices – motion made by Randy to approve invoices; motion seconded by Brianna; motion approved.
7. General Discussion
- a. Outstanding items to be finalized – Dog run agreement – 347 Buckeye between property owner and HOA.
 - b. Feasibility of Journey Homes or Clearview Holdings, LLC taking over the management and operation of the pond and water distribution.
8. Adjourn – Motion made by Rob to adjourn; motion seconded by Brianna; motion approved. Meeting adjourned at 8:05.

Meeting schedule

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

January 3, 2018 – 6:30 PM – Jennifer Blanco, 131 Hawthorne Avenue