

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

Board of Directors Meeting

Date: Wednesday, September 5, 2018

Time: 6:30 pm – 8:00 pm

Place: 3120 Woodbine Lane, Randy Olson

Meeting Notes

1. Established a Quorum – Jim Hatfield, Anna Marie Almanza, Jennifer Blanco, Brianna Waugh, Rob Burns, Randy Olson – Board Members; Verniece Thomas – Community Association manager
2. Called Meeting to order – 6:35 pm
3. Reviewed minutes – 8/1/18 – motion made by Brianna to approve the minutes; motion was seconded by Rand; motion was approved.

4. Financial Report

	7/31/18	8/31/18
Checking #2500400250	\$ 9,532.70	\$ 5,623.11
Savings #2500400269	\$ 135,626.04	\$ 131,200.74
CD – 7/8/18 - .80%	\$ 7,889.23	\$ 7,920.60

Board discussed the process of filing delinquent homeowners' accounts through the Small Claims Court. Only two cases may be filed per month. Board agreed to proceed with filing two cases.

5. Previous Meeting Business
 - a. 347 Buckeye Agreement – agreement was reviewed. Motion made by Brianna to approve the agreement; motion was seconded by Rob: Motion was approved. Agreement was executed and will be recorded with the Weld County Clerk and Recorder's office.
 - b. Movie night debrief – movie appeared to be successful. Should try to have another food truck next year.
 - c. Newsletter – mailed to residents and homeowners – discussed sending out a newsletter on a bi-monthly basis to keep the homeowners informed.
 - d. Irrigation Pond update – Randy – we have had minimal problems with the pond/pump house. Have not figured out why there are two meter readings. Randy asked Ace to read the meters on the 20th of the month to see if the readings are similar to the Town's readings. After the ditch quits running the weeds need to be mowed and sprayed. Should burn it next spring to get rid of the weeds growth.
 - e. Landscaping update – Randy – will ask Ace to mow the detention pond one more time as it has not grown very much due to the lack of moisture. Overall Ace has done a good job this year.
 - f. Bridge completed – discussed putting tape on the ends of the bridge so that people notice the elevation change. Also discussed tightening the bolts under the bridge. Rob said he would check this out.
6. New items –
 - a. 317 Buckeye submitted request for paint approval – no color samples were submitted – will make this request.
 - b. Architectural control procedure – revised form review – did not discuss

- c. Code violation enforcement procedures – Verniece handed out covenant, bylaws and miscellaneous procedures as they pertain to what and what is not acceptable in the subdivision. The goal is to establish guidelines that are implemented on a consistent basis. The Board will review the information for discussion at the next meeting.
- d. Snow removal contract – did not discuss.
- e. Holiday lighting contest – decided to have a house and lawn decoration contest. Winner will receive a gift card and a sign in the yard showing that they won the decorating contest.
- f. Reviewed the invoices. Motion made by Rob to approve the invoices; motion was seconded by Jen; motion approved.

7. General Discussion

- 8. Adjourn – Motion made to by Rob to adjourn; motion seconded by Randy; motion approved. Meeting adjourned at 8:10 pm

Meeting schedule

September 5, 2018 – 6:30 pm – Randy Olson, 3120 Woodbine Lane

October 3, 2018 – 6:30 pm – Anna Marie Almanza, 347 Buckeye Avenue