

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

Board of Directors Meeting

Date: Wednesday, April 7, 2021

Time: 6:30 pm – 8:00 pm

Place: Microsoft Teams

Meeting Notes

1. Established a Quorum – Jim Hatfield, Randy Olson, Louie Abuso, Ron Oberem, Anna Marie Almanza, Rob Burns, Miles Thompson – Board members; Verniece Thomas – Property manager
2. Called Meeting to order at 6:35 pm
3. Reviewed minutes – 3/3/2021- motion made by Randy to approve March meeting notes; motion was seconded by Miles; motion approved.
4. Paint request – Ashley Wilson – 258 Alder Avenue – **followed the approval of the March minutes.** Ashley was on the call to discuss their paint request. She had reversed the paint colors in the proposal. They want to paint the body of the house gray (9171-Felted wool) with the siding in the back peak, the front door and garage red (2802-Rookwood Red) and white trim. After discussion a motion was made by Miles to approve the request; the motion was seconded by Rob; motion was approved. Board thanked Ashley for attending the meeting and clarifying the request.
5. Financial Report – reviewed outstanding balances. Invoices will be sent out in mid-April; if payment is not received late charge will be assessed. Late fee is \$100.

	2/28/2021	3/31/2021
Checking #2500400250	\$ 21,076.01	\$ 7,639.78
Savings #2500400269	\$ 115,910.71	\$ 146,467.81
CD – 1/08/21 - .50%	\$ 8,076.98	\$ 8,076.98
6. Previous Meeting Business
 - a. Irrigation pond update – Randy gave update on status of the pump. Pump was pulled today. There was no silt or mud in the pump which may lower the expense of the repair. There was discussion of the need to either put in plastic covered by river rock or dig out the pit 2 – 3’ to prevent erosion of the pond. Randy will keep the board updated as to the status of the pump repair.
 - b. Pump update – covered in irrigation pond update.
 - c. Paint request – Brian & Tami Mehl – 344 Hawthorne Avenue – table this discussion as they have not submitted a revised request.
7. New items –
 - a. Paint/deck request – Amy Fuller – 135 Buckeye Avenue – motion made by Miles to approve request; motion was seconded by Rob; motion approved.
 - b. Roof replacement request – Randy Olson – 3120 Woodbine Lane – motion made by Miles to approve the request; motion was seconded by Anna Marie; motion approved – Randy abstained from vote.
 - c. Fence request – Miles Thompson – 269 Hawthorne – motion made by Rob to approve the vinyl fence request; motion was seconded by Ron; motion was approved – Miles abstained from vote.

- d. Confidentiality agreement – discussed the agreement. Verniece asked board members to return to her via email or mail. Also discussed using docusign as an option for documents that need to be signed.
 - e. Randy presented the proposals from Active Weed Control for spraying the detention pond (\$544.49) and the irrigation pond (\$389.90). Motion was made by Rob to approve the proposals; motion was seconded by Louie; motion was approved.
 - f. Reviewed invoices – motion was made by Randy to approve invoices; motion was seconded by Louie; motion was approved.
 - g. Schra invoice for removing trees damaged by March snow in the amount of \$615.00 was submitted. Motion made by Rob to approve the invoice; motion was seconded by Anna Marie; motion was approved.
8. General Discussion
- a. Rob said that BBQ days was going to be a full day event. They will block off Parish and Charlotte streets.
 - b. Jim mentioned that the town has briefly discussed the feasibility of converting the remainder of the park into a Dog Park as the park is under-utilized. Jim will monitor this discussion.
 - c. Miles commented that there is a hole (irrigation meter cap popped off) by the table in the pavilion. His wife stepped into it. Jim will send an email to the town manager and copy Miles.
 - d. Water maps provided by town didn't include any new information.
 - e. Ace of Blades aerated the common areas.
9. Adjourn – motion made by Rob to adjourn; motion was seconded by Ron; motion was approved. Meeting adjourned at 8:00 pm.

Meeting schedule

April 7, 2021 – 6:30 pm – Microsoft Teams

May 5, 2021 – 6:30 pm – Microsoft Teams