

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

**Board of Directors Meeting**

**Date: Tuesday, December 7, 2021**

**Time: 6:30 pm – 8:00 pm**

**Place: Microsoft Teams**

**Meeting Notes**

1. Established a Quorum – Randy Olson, Ron Oberem, Rob Burns, Louie Abuso – board members present; Anna Marie Almanza, Jim Hatfield, Miles Thompson – board members not present; Verniece Thomas – property manager
2. Called Meeting to order – 6:33 pm
3. Reviewed minutes – 11/3/2021 – motion made by Rob to approve minutes; motion seconded by Louie; motion approved
4. Financial Report

	10/31/2021	11/30/2021
Checking #2500400250	\$ 4,388.37	\$ 4,281.05
Savings #2500400269	\$ 131,211.96	\$ 128,670.03
CD – 7/08/21 - .30%	\$ 8,097.03	\$ 8,097.03
5. Previous Meeting Business
  - a. Irrigation pond/pump/landscape update – Randy
    - i. Ace proposal – sprinkler/water line repair – discussed the proposal. Will send out to board members not in attendance for their comments. Will either approve or disapprove via email.
    - ii. Landscape companies list to request bid proposals – list of landscape companies was provided.
  - b. Electronic payment option – website – update – Motion made by Rob to assess a \$10.00 convenience fee to those who pay dues via PayPal to cover expense; motion was seconded by Ron; motion approved.
  - c. Lighting contest – judging – Board members will judge light displays in Clearview 4 HOA and submit their votes to Anna Marie to compile. Randy will call Anna Marie with reminder.
  - d. Bylaws – Non-potable water entity – Verniece will get with Jim to discuss and finalize the bylaws for approval.
  - e. Annual meeting incentive – Rob talked to Jake at The Black Sheep. He will follow up with him to see if they would offer a discount or some other coupon to those who attend the annual meeting.
6. New items –
  - a. Electrician to update the monument signs – Bert changed out the light bulbs but they still aren't working. Louie mentioned that his neighbor works for Fiske Electric. He could ask him about the monument signs.
  - b. Schra Tree Care proposal – reviewed the proposal – pay prior to March 1 to receive 5% discount. Motion made by Rob to pay early to receive discount; motion seconded by Louie; motion approved. Invoice will be included with the January invoices.
  - c. Reviewed invoices – motion made by Rob to approve the invoices; motion was seconded by Ron; motion approved.

7. General Discussion
  - a. Late fees for delinquent HOA dues. What option does the HOA have to assess steeper fines for those who either pay their dues late or not at all?
8. Adjourn – motion made by Ron to adjourn; motion seconded by Rob; motion approved. Meeting adjourned at 8:10 pm.

Meeting schedule

January 5, 2022 – 6:30 pm – Teams

February 2, 2022 – 7:00 pm –Annual meeting