

Clearview HOA Meeting November 5, 2022

Present:

President: David Spinney

Treasurer: Elaine Yates

Secretary: Valerie Atchison

Board: Evan Archerd

Board: Jeanne Hoadley

Board: Bram Larrick

Previous Minutes were approved.

Traffic:

David spoke with the Talent City manager, Jordan Rooklyn, and will be talking to the Chief of Police, Jennifer Snook, next week to request placement of additional stop signs and speed limit signs.

The new markings on the alleys are crumbling and need to be replaced.

The alley on the west side needs a barrier of some sort to stop wrong way traffic coming from the private parking lot along Highway 99.

Landscaping:

-The water bill continues to be elevated. The last two months were over \$700, which is out of line with actual water usage. David will look into engaging the City to solve the problem.

-Edgar is turning off the irrigation for the winter; Elaine indicated that a letter of request for suspension needs to go to the City Water Department.

-Irrigation Controllers: Edgar needs access to individual controllers in order to turn off the irrigation systems. Issues are: getting access to controllers in garages and in unoccupied properties.

David will send a letter informing owners about need to access the controllers, or, per Evan's suggestion, how to turn them off. David will include a picture of the controller for clarification, and that the controllers must be turned off, not unplugged because the battery backup will keep the system running.

-Residents need to have their yards ready and accessible to Edgar and his crew for mowing and trimming on Mondays and Tuesdays.

-Erin has discovered that the City has grant money for trees and will reimburse up to \$500 for city residents planting trees. The HOA will take advantage of this to replace trees that have died.

-Mini clover has been planted in the parking strip on Poppy Bay as a trial.

-An anonymous donor has offered \$500 for recreational equipment, such as a swing set, for the park. Matching donations are needed; funds will not be provided from the HOA account. Also, 5 houses on Wintersage back onto the park area, and owners would need to agree to recreational equipment behind their houses. The proposition has to be approved by the owners at large. Questions of liability must be addressed.

HOA Insurance:

Rhinehart and O'Hara in Ashland are the agents. Elaine will call Monday to clarify coverage.

Bookkeeping:

-The bookkeeper, Nichole at Walsh Tax Services in Ashland, will take over in January. The bookkeeper will collect dues and pay the recurring bills. She will contact the Board regarding bills that are not recurring.

-Usual bills are for landscaping, utilities, Insurance and office supplies.

Annual Member Meeting:

-Scheduled usually in January of each year.

-Bram says that the email list is still incomplete. The HOA must have reliable avenues of communication with each owner.

Violations of CC&Rs and Regulations:

-Procedures for dealing with violations need to be clarified. Nichole can help with this issue.

-If renters are violating the rules and Regulations, then the homeowner must be contacted.

Development bordering Highway 99:

-The permit for the Clearview Commercial Building development has been granted and construction will begin on that project before that of

the Goodnight Inn parcel. Excavation should be starting within the month.