

Clearview HOA Meeting, Dec. 3, 2022

Present:

President: David Spinney

Secretary: Valerie Atchison

Board: Jeanne Hoadley

Board: Bram Larrick

November, 2022 Minutes approved.

Traffic

David spoke with the City Manager, Jordan Rooklyn, regarding the traffic calming measures needed in this neighborhood. Jordan responded that the City Council sets her workload.

The Council will be meeting Dec. 7. David will attend, and we will encourage residents to attend.

Mandated Annual HOA Meeting

This has been held in January; we need to set a date for this year's meeting, and request nominations for the Board.

Jeanne is withdrawing from the Board.

New Bookkeeper

Dorothy Walsh, Tax Services, the new Bookkeeper starts in January. David suggests that one final registered letter go out informing homeowners that we are going paperless; and also to inform property owners that the board must have tenant contact information.

Bram pointed out that the new bookkeeper service will also send out notices to owners.

Insurance

Elaine has doubled the HOA liability insurance at the recommendation of the attorney. It is necessary to consult with the attorney to verify whether coverage of the proposed playground equipment should be included in the current policy.

Landscaping

Edgar will monitor for drought/sufficient rain, to determine the necessity of turning the watering systems back on.

Erin has initiated the planting of additional street trees, taking advantage of the City's grant. Plant Oregon indicated that the new trees need additional irrigation the first year, especially in the summer.

It was suggested that the Landscape Committee act as the contact for residents regarding landscaping and irrigation concerns.

David will pursue the incorrect water bills with the city.

Clearview Commercial Association is to reimburse the HOA for landscaping and water on its properties.

Proposed Playground:

An anonymous donation of \$500 has been received to contribute towards the purchase of playground equipment for the park. Bram has pledged an additional \$100. The Board will put the word out that a playground is being considered, and will include a request for further contributions.

Governing Documents: CC&Rs and Rules and Regulations

Changes to the CC&Rs must be approved by the HOA members and registered with the State. Changes must be vetted by an attorney.

Davis and Hearn are the current attorneys.

Re: the Architectural Review Board in the original CC&Rs, two members are to be homeowners, and one member must be from the Commercial Association.

The neighborhood streetlights are covered by the HOA; however, the City Manager says that the power company maintains the electrical parts. David will contact the power company to clarify.

A few properties have some issues in terms of not meeting the rules and regulations. David will contact the owners.

A Reserve Study is required by law, so as to have sufficient funds to meet HOA responsibilities.

The Board determines Rules & Regulations, whereas changes to the CC&Rs require HOA approval.

Meeting Adjourned