

## Clearview HOA Monthly Board Meeting, March 2022

### Present:

David Spinney, President

Valerie Atchison, Secretary

Elaine Yates, Treasurer

Evan Archerd, Board Member

Jeanne Hoadley, Board Member

Bram Larrick, Board Member

Minutes for the February meeting were approved, except for a misspelling.

CC&Rs: Jeanne said that the Board recognizes that it is now time to update the original CC&Rs to reflect the working experience gained since the Board was formed.

The CC&Rs need to be amended to be more flexible to accommodate when the Board election process cannot meet the stipulations as currently stated.

There are legal requirements and fees to be met when altering the CC&Rs. A committee is required to review and update the CC&Rs.

Accounting: Elaine noted that when the Board took over from the Developers, it became obvious that the HOA fees had to be increased to cover landscaping, irrigation, and necessary improvements. Major irrigation problems had to be addressed.

Evan acknowledged Elaine for stepping up to fill the office of President, and also for taking charge of the accounts. He clarified that one of the expenses to be covered with the raised HOA fees was the insurance. Previously, the Developers had covered that cost.

Bram pointed out that a better software package is needed. The current one, QuickBooks, is too complicated if we ever need to go outside for accounting. There are cheaper options, which would free up additional money for necessary projects. Updating software would also allow for various payments options. The current system does not accommodate electronic payment.

Elaine indicated that the HOA bank account is with Washington Federal. Washington Federal was chosen because this was the bank used by the development company.

New President's Letter: David will compose a letter to homeowners to introduce himself as the new President. The letter will ask for feedback and suggestions for amending the CC&Rs, and will request homeowners to join the Committee that will be formed for this express purpose. Feedback is welcomed from all residents, however, only property owners may legally be on the Committee. The letter will also remind people of the noise and nuisance requirements in the CC&Rs.

Committees: currently, the only Committee mandated by the CC&Rs is Architectural Review and Design. Bram and Michael Yates are currently members: we need at least one more member. Homeowners need to be reminded that changes to the landscaping and the front of the house must be approved by this Committee.

Landscaping: In general, Martín, the landscaper, has done a creditable job. The previous landscaper did not do an acceptable job.

Martín's company is supposed to mow and trim the front yards and the common areas. Additional tasks, including fertilizing, would entail additional costs. The crew has been cooperative and responsive. In order to clarify communications, David, as President, is the single channel for communicating with Martín.

David noted that the water bills have been excessive. Water conservation needs to be addressed, especially since the drought affects the entire area. Homeowners should be encouraged to plant drought resistant plants. We are also likely to have fires in the future. The bark mulch is a fire hazard and should be replaced. Bram was here during the Alameda fire, helping to put out fires, and it was clear that the mulch was a problem.

Bram suggested the formation of a short-term Committee to consider fire-wise landscaping.

Evan noted that irrigation of the park rows, aka, parking strips, is the responsibility of the adjacent homeowners.

Dumpsters: the dumpster enclosure has been overflowing, it is unsightly, and there is concern that it will attract rodents. Evan replied that the lock was broken, and he will have it replaced. It is supposed to remain locked and is for the sole use of the 6-plex. He will have the dumpster area cleaned up and secured.

Traffic Safety: The alley parallel to Wintersage is not sufficiently protected from the upcoming Goodnight Inn development. There is already a problem with wrong-way traffic on the alley. The alley is a City responsibility. Better “one-way only” signage is necessary. Additional traffic coming from the new residential and commercial development needs to be discouraged from entering the alley.

Traffic calming measures are needed on Clearview and Wintersage. There are more children playing in the area, and through traffic poses a danger. David will approach the City to address our safety concerns, including the need for additional stop signs.

Broken glass: It was noted that broken glass at one of the rental properties had not been addressed. The tenant was concerned about potential danger from falling broken glass. Evan said he would take care of cleaning it up.

Agenda Page: David said that all residents will have access to the page and can add to it.

The Board will continue to meet on the first Saturday of each month.

Meeting adjourned.