

## Clearview HOA Annual Meeting, February 4, 2023

Present:

President: David Spinney

Treasurer: Elaine Yates

Secretary: Valerie Atchison

Board Director: Evan Archerd

Board Director: Jeanne Hoadley

Board Director: Bram Larrick

Homeowners: Erin Douglas, Kat Garrido, Gina Heckley, David Heckley, Lorraine Lester, Susan Newman, and Tony Rosca

### Bookkeeping

Our bookkeeping service, Walsh Tax Services, has agreed to take over emailing property owners. There have been problems with MailChimp getting through to everyone.

Walsh will maintain the homeowner data base, and we will request that they create a second data base that covers all residents, including tenants.

### Traffic

David has spoken with the Mayor about the ongoing unsafe traffic situation. The Mayor indicated that we must submit a letter showing that either the traffic situation is out of compliance, or that adding the requested changes would not put us out of compliance with the law.

### Landscaping

50 pounds of the mini clover has been purchased. After Edgar has buried the irrigation lines, he will plant the clover.

We need to address whether additional soil is needed to accommodate the mini clover. Mario Vaden

We will continue to engage Mario Vaden for all tree care for the common areas and front yards.

We wish to publicly acknowledge the efforts of Erin resulting in additional new trees for our neighborhood. The TURA grant trees were of no cost to the HOA. Erin is also monitoring the well-being of the new trees. Erin reports that we can request more trees. Thank you for your efforts, Erin!

The new trees need additional water their first year, therefore, residents are encouraged to water the new trees near their property.

Re: the proposed play structure for the park, David consulted with the insurance company, and to comply with their requirements, the ground below the structure must provide a soft landing. Elaine said that it needs to be compost or mulch.

The play structure will be covered entirely by donated funds, which at this point equal: \$500, Anonymous; \$100, Bram; \$100, the Heckleys. The goal is to raise more donations.

The liability limit is \$ 2 million.

### New Board Members

Suggestions for the new Board:

A monthly meeting is probably no longer required. We could go to every other month, or quarterly, depending on the workload.

It is important to maintain good relations with Edgar.

Mail should be sent directly now to Walsh, and we can discontinue the PO Box.

The very high water bill issue needs to be resolved. The City is willing to work with us and will send someone when we turn the water back on for the common areas. Erin volunteered to help with this.

Allcities will take over compliance and much of the management of the HOA, which will considerably reduce the overall load on the Board. It will also provide continuity since the Board is all volunteer and changes over time.

Walsh costs less than \$150/month, and Allcities, after set-up, regular costs will be less than \$200/month.

Allcities will be on a 6 month trial contract initially. Allcities will be expected to either attend the Board meetings, or have a regular communication system with the Board.

If Allcities does not work out, David Heckley can recommend alternatives, e.g., Quality Property Management.

An advantage to Allcities is that they have a good working relationship with Walsh.

David is stepping down as President, but will continue tech support of the website (the domain name is now the property of the HOA); and will be available to the new President.

### HOA Documents

Amendments to the CC&Rs will be incorporated into the CC&Rs.

The 3 units on Poppy Bay (numbers 100, 108, 116) will now be responsible for maintenance of their curved driveway.

Rules & Regulations are up to the Board to vote and adopt, the CC&Rs must be legally vetted and must be voted on by the homeowners. A quorum for the vote is 28 properties. We will ask Walsh to send out links to the HOA documents to the homeowners, and schedule an email vote on these revised documents. David suggests that once the documents are emailed out, that we should allow a month for people to respond, then any additional suggested changes need to be vetted by the attorney, before a final vote is scheduled. A majority vote is required.

Regarding changes to the documents, the original CC&Rs had references to outdated items, e.g., the building phase of the development, that no longer apply, or boilerplate items that do not apply here.

Homeowners are responsible for knowing the contents of the CC&Rs and the Rules & Regulations.

#### Architectural Review Board

We currently have only one member, Bram, on the ARB.

The ARB oversees the exterior, i.e., what is visible: fences, signs, walls, paint colors, front yards and any changes requested.

Erin and Evan volunteered to join the ARB, which now fills the empty seats.

Elaine has arranged with Miller Paint Company to carry the approved stain for the wooden fences. The name of the stain is "Clearview".

#### Election of New Board

Vacancies:

President

Treasurer

Two Board Directors

Nominations for the vacant positions:

Susan Newman for President

Kat Garrido for Treasurer

Erin Douglas for Director

David Spinney for Director

David moved that the vote be taken on the nominated officers. Elaine seconded it. All present voted unanimously for the new Board.

Composition of the New Board:

President: Susan Newman

Treasurer: Kat Garrido

Secretary: Valerie Atchison

Board Director: Erin Douglas

Board Director: Bram Larrick

Board Director: David Spinney

Board Director representing the Commercial Association: Evan Archerd

David thanked everyone for showing up. All present thanked David for his dedication, hard work, and the excellent job he has done.

David and Susan will collaborate on the following:

The election results will be sent out to HOA members.

The website will be updated.

The email server will be updated.

David has set up three additional avenues of communication: a Google Group for the Board for internal communications; a shared document folder that will allow Board members to have editing access; and an email address to reach the full Board at one go.

Erin has set up a system for tracking projects.

David thanked everyone who volunteered to serve on the Board.

Meeting adjourned.