

Clearview HOA Meeting, January 28, 2023
Special Meeting to Precede the Annual HOA Meeting

Present:

President: David Spinney

Secretary: Valerie Atchison

Board Member: Evan Archerd

Board Member: Jeanne Hoadley

Board Member: Bram Larrick

Proposal to hire Allcities

David proposed that the HOA hire Allcities (recommended by Walsh Tax Services) to manage the HOA, minus accounting, which is already being done by Walsh Tax Services.

Allcities charges a one-time fee of \$250.00 to initiate and set up service; monthly charge is \$100.00, with additional work being charged at \$60/hour. They will deal with HOA CC&Rs and Rules & Regulations compliance, and also oversee landscaping, and interface with Edgar and Mario. Allcities will customize the management package for us.

We will offer them a contract for six months and the Board will evaluate their performance.

David will clarify with Allcities if they would also interface with resident tenants.

Angela Brumana is the contact person for Allcities.

With reluctance by homeowners to participate in the Board, a management company is necessary. In addition, it will provide continuity as Board members change, providing institutional memory.

At this point, dues do not have to be raised to cover current expenses, including adding the management company.

The Proposal to hire Allcities on a 6-month trial basis at \$100/month was passed unanimously. Allcities review will be done by the incoming Board.

Board Election at Annual Meeting on February 4

At this point, no one has put their name in for President, Treasurer, Secretary, or Board Member.

David and Elaine will not be continuing on the Board as President and Treasurer, respectively, and Jeanne is stepping down as a Board Member. Evan will continue as the representative for the commercial

organization and as a Board Member, Bram is continuing as a Board Member, and Valerie will continue as Secretary.

Allcities will be taking over most of the functions of the President; Walsh has taken over most of the functions of the Treasurer, consequently, the duties of the President and the Treasurer are greatly reduced.

Landscaping

David proposed that we hire Edgar at \$40/hour to bury the exposed irrigations lines, and adapt the lines so that the street trees have sufficient water.

Unanimously approved.

The mini-clover along Poppy Bay is looking good, and David proposed that we buy enough for the common areas: 25 pounds should suffice, at a cost of \$332.19 for the seed. Labor by Edgar would be additional.

Unanimously approved.

David proposed that we hire Mario to return and inspect all common and front yard trees, and submit a bid to the Board for whatever is necessary to maintain their health.

Unanimously approved.

Evan remarked that we will continue to have sub-freezing temperatures, and it is critical to check for irrigation leaks.

David responded that Edgar is aware, and will inspect each house and the common areas for irrigation leaks.

The next Board must have someone from the City Water Department come out when the water is turned on, due to the exorbitant water fees that have occurred previously.

There are two water meters at the park; and Evan noted that there is another water meter on Clearview Parkway on the right hand side where it meets Poppy Bay in order to service the trees next to house numbers 100, 108, and 116.

Traffic Safety

David will talk to the Mayor again about the reckless traffic on Clearview.

It was noted that City vehicles are the worst offenders, speeding through the neighborhood.
Safety is not optional.

HOA Documents

By law, the whole HOA membership must vote on changes to the CC&Rs.

The proposed changes to the CC&Rs and Rules & Regulations are being evaluated by the attorney, and should be ready in time for the upcoming annual HOA meeting on February 4.

It may be appropriate for the new Board to call a special meeting to evaluate the CC&Rs and Rules & Regulations.

David noted that all HOA members have been notified by email about the annual meeting, and they have been informed that they can vote by email.

Meeting Adjourned.