

## Clearview HOA Meeting, March 4, 2023

### Present:

President: Susan Newman  
Treasurer: Kat Garrido  
Secretary: Valerie Atchison  
Board Director: Evan Archerd  
Board Director: Erin Douglas  
Board Director: David Spinney

### Management:

Walsh Tax Services has been prompt and responsive. The CC&R letter has been sent out to homeowners. Kat is our liaison with Walsh. Walsh has requested that we limit our requests during tax season.

Allcities contact person is Angela; Susan is our liaison with them. David suggested that Allcities be included in the Contact the Board link on the website.

### Approval of the CC&Rs

Walsh says that the Board has to monitor correct email addresses. Susan suggested that Allcities maintain 1) a list of current property owners' emails and 2) inform owners that current tenant information must be supplied to the HOA.

How do we determine if the property owner information the HOA has is current?

Evan said that, historically, the only way we have known is when the Title company contacts the HOA to determine whether there are any outstanding dues. The seller is required to give that information to the purchaser.

Both Allcities and Walsh must have current contact information for owners.

The current CC&Rs require that owners provide their contact information to the HOA.

There are 54 properties in the HOA, therefore, 28 Yes votes are required to pass the new CC&Rs. Ballots will be emailed to owners. Walsh has already sent the hard copy letter via USPS informing owners that email will be the preferred contact medium going forward, and that it is necessary to update email addresses for the HOA.

Kat moved that we proceed to put the amended CC&Rs up for a vote.  
Second by David.  
Unanimous vote to carry.

### HOA website and Google Drive Docs

#### Google Drive:

Bram owns the Google doc domain. Login is available for the Board, and is not accessible to the public.

Folders:

Minutes, Property map and list of the 54 properties in the HOA, Homeowners list from Walsh, the Master List, the CC&Rs and Rules & Regulations, Landscaping (including Irrigation), Posters, Contracts, Treasurer's Report, List of non-resident homeowners

#### Website:

Both David and Bram post to the website.

Currently on the Website are the old CC&Rs, the Board Meeting Minutes, and the Rules and Regulations.

The Contact feature allows residents to contact the Architectural Review Board (ARB) specifically when owners want to alter the exterior of their properties, including landscaping changes. Current members of the ARB are Bram, Erin, and Evan.

Contacts from residents will also go to all Board members. The Website also posts News.

Questions to the HOA on the Website go to the entire Board, and the ARB.

David will provide tech support for the Website.

### Traffic Safety

The Board has decided to consult with the Attorney, if necessary, to determine our legal ability to require that the city provide additional traffic signs. The City is resisting adding stop signs at busy corners. Erin volunteered to follow up with the City regarding the requested speed limit signs and additional stop signs. The new construction beginning in the neighborhood will lead to increased traffic. We are particularly concerned about the safety of children once school is out.

### Landscaping

Mario Vaden is the licensed arborist maintaining our trees. We need to clarify with him what additional work needs to be done. We

discussed having either a contract or a memorandum of understanding with Mario. Valerie will contact Mario. The HOA is willing to pay for spring care for all trees in the HOA. Kat suggested that Valerie post notices on everyone's doors to direct them to the website, and to watch for notifications on the website.

We have a bid from Edgar to include everything inside people's fences—this would be in addition to the front lawns and shrubs, flowerbeds to be excluded. Currently Edgar is charging \$1600/month, he would increase the bid to \$2100/month to include all yards in Clearview excluding flowers and flowerbeds. Edgar would access fenced yards only with the knowledge and permission of owners. Erin would like to prioritize front yards. If it is determined that this is not satisfactory, this agreement can be canceled by either Edgar or the HOA with 30 days notice.

We will include information about the option to have Edgar tend backyards on the flier to be posted on residents' doors. Kat offered her email and address as contact for anyone responding to the flier. David moved that Edgar be retained for the \$2100/month for increased landscaping maintenance.

Kat seconded.

Motion Carried by majority vote.

Erin wants to consider it further.

Evan abstained.

Susan, Kat, David, Valerie, and Bram by proxy, voted "Yes".

The intention is to ensure that visible yards are maintained for the good of the HOA in general. The alley nearest highway 99 will be included in landscaping.

The commercial association properties are to be billed for the landscaping maintenance that the HOA is providing.

### Swing set

The swing set being considered costs \$1600, total.

Currently there is \$700 in pledges. HOA money will not be used to purchase the swing set, it will be funded by donations.

Susan has tried contacting the owners bordering on the park near the proposed swing set location, but has not received a response. Valerie suggested trying again, with a return requested by a particular date, that no response would signal approval.

### Meeting Scheduling

We will need at least one more monthly meeting, April 1. The intention after April is to go to a quarterly schedule, with perhaps July the next meeting after April.

David provides the Zoom site for the meetings and requested \$25 to defray the annual Zoom fee. This was approved.

### Dues

David suggested that owners be given a small deduction as an incentive to pay their dues annually.

### Contacts/Liaisons

Kat, as Treasurer, is the contact with Walsh. Walsh maintains the owners's list.

David is the contact for Edgar.

Valerie is the contact for Mario.

Susan, as President, is the contact with the attorney and Allcities (Angela is our contact at Allcities)

### Concerns/CC&R , R&Rs violations

There have been complaints about noise, especially cars with noisy mufflers. Allcities should be responsible for contacting the parties who are not in compliance with the regulations.

Homeowners are required to inform tenants of the CC&Rs and R&Rs.

Meeting adjourned.