

Clearview HOA Meeting, June 3, 2023

Present:

President: Susan Newman

Treasurer: Kat Garrido

Secretary: Valerie Atchison

Director: Evan Archerd

Director: Erin Douglas

Director: Bram Larrick

Director: David Spinney

Minutes for May approved and accepted.

Agenda for Board Meetings

Will be posted 10 days ahead of the scheduled meeting on the website, with the caveat that circumstances may change items.

July 1 will be the next regular Board meeting.

Treasurer's Report:

General Financial Report: a percentage of the dues will be deposited into the Reserve Account on a quarterly basis, coordinated by Walsh. The first transfer was \$666.40.

Re: late payment of dues: Walsh has available 3 progressive letters to go out to those in arrears. In the case of non-payment of dues, a lien will be automatically attached to the property so that when the property is sold, the lien will be settled.

One property is in arrears by \$936. If unpaid by ninety days from the first notice to pay, a lien will be attached to the property.

A Motion was made to approve this lien process if the dues are not resolved. Walsh has approval to file the lien once the Board has approved collection of the debt. Motion carried unanimously.

A Motion was made to have a flat fee of \$50 per Letter of Demand. Motion carried unanimously.

Re: discounts on dues for pre-payment, either quarterly, semi-annual, every nine months, or annual. Walsh recommends this practice since it reduces the costs of accounting, which is charged on an hourly basis.

Walsh's system is automated, therefore giving the deductions is inexpensive.

A Motion was made to give deductions for pre-payment in the amounts of \$10 for 3 months, \$20 for 6 months, \$30 for 9 months, and \$50 for 12 months:

Motion carried unanimously.

These figures differ from those already posted on the website. New accurate figures will be posted after this meeting. Those who prepaid using the previous figures will have their payments honored. Walsh should contact them by email to inform them of the change, rather than solely relying on the website.

Management Company

Allcities has been terminated as of June 30, 2023 for non-performance.

David said that we still have reasons for having a management company, to offload certain management responsibilities, and to provide a consistent process for those responsibilities.

Kat said that a management company has experience and skills that an all-volunteer HOA Board does not have. Any contract with a management company has to meet the needs of the HOA, and not those of a management company.

Bram recommended that we watch John Oliver's piece on management companies' over-reach. If we hire a management company, a system must be in place to keep the Board in the loop and informed about issues; and a management company should not have the ability to place a lien.

David said that any contract must be month to month with 30 days notice, and that the Board needs oversight.

Evan suggested we contact Walsh for recommendations.

Walsh apologized for the impression that they had recommended Allcities. Walsh only provides a list of current management companies.

Valerie said that we must have the guardrails re: management companies in the CC&Rs because the Rules and Regulations can be amended solely with the Board's vote. As the Board members change, different values may take precedence that would not be protective of individual homeowners' property rights.

Kat, David and Erin are willing to help the search for a management company. We need verifiable references.

Evan has to leave, therefore we will address the proposed language change in the CC&Rs re: landscaping at the next regular Board meeting.

Groundskeeping

Bram has spoken to two potential contractors. Dave Heckley has recommended two more. Erin has another suggestion. Bram got an estimate of \$2900/month from one contractor. He is trying to get estimates for mow and blow, edging, hauling, and trimming, in order to have comparables. Irrigation will be considered separately. We should have a 12 month contract with the ability to cancel for non-performance.

We want the contractor to commit to a particular day so people know when to expect them. In Fall and Spring, when mowing is needed less often, then work such as dethatching, aeration, and pruning can be covered by the contracted fee. Bram pointed out that we are looking for partners, rather than just being clients.

Susan noted that the previous contract was for \$2100/month, and the lowest bid offered so far is \$2900. Bram said that an increase in costs will necessitate an increase in dues. We need a contractor who is skilled and knowledgeable. We would like to have a contractor who will work with us for 5 to ten years.

David said that the irrigation system is breaking down from age. The repair will have to come out of the Reserve Fund. Most of the parking strips have to be re-done. We are looking at an overall increase in costs.

Valerie spoke to Mario Vaden, the Arborist, and he said that the lack of mulch over the tree roots increases the need for irrigation approximately 60%.

The HOA covers the cost of irrigation in the parking strips along Clearview Parkway on the eastern side. Homeowners are responsible for watering the rest of the parking strips.

Susan noted that several homeowners have cut back on watering their parking strips, in some cases, stressing the health of the trees. What do we do about this?

We need to clarify with homeowners that the plantings in their front yards and parking strips must be maintained in good health.

We also need to find a fire-safe mulch. We will get an estimate from Mario for the recommended mulch, and other purveyors. Kat said that the mulch will require a significant monetary output. Will repairing the irrigation dig up the mulch if it's already in place? It makes sense to do the irrigation repair first, then install the mulch.

Play structure

There is \$900 in the fund, all donations.

David suggested notes on people's doors with a picture of the proposed play structure, and request more donations.

Susan said that it should include a request for approval or disapproval of the proposed structure.

Erin said she will place a Facebook notice, too. It should be noted that any donations should be sent to Walsh, and earmarked specifically as a donation to the play structure.

Cost: including \$200 for the safety mats required by the insurance company, with ca. \$1000 for the structure, the total, including installation costs should come between \$1200 and \$1500.

Valerie asked how repair expenses would be covered, David said that the reserve fund would be used for the play structure and the park benches.

Communicating with the Board:

Who responds to emails coming in to the website?

The Architectural Reserve Board will respond to those directed specifically to the ARB and the President takes responsibility for responding to all others.

David made a Motion that the President Is primarily responsible, and will ask for help or delegate if necessary. And all actions will be cc'd to all Board members.

The motion was carried unanimously.

Next Meeting

We will meet next Friday for a special meeting to continue the search for new landscaping and irrigation contractors. Edgar's last day for landscaping will be June 20.

We will continue to meet on a weekly basis until the landscaping is resolved.

Meeting adjourned.