

## Clearview HOA Minutes April 1, 2023

Present:

President: Susan Newman

Treasurer: Kat Garrido

Secretary: Valerie Atchison

Director: Erin Douglas

Director: Bram Larrick

Director: David Spinney

The Minutes for March were Accepted.

### Revision and approval of CC&Rs

Walsh informed us that they do not maintain the contact list for the HOA members, that they are responsible for accounting and not managing the vote. They do send out communications for the Board.

### Discount on HOA dues

For those who have paid the full year, the discount will be applied on next year's dues. For those who have not paid the entire year, if they pay through the end of 2023, they will pay the smaller amount. This needs to be posted on the website. Kat, as Treasurer will communicate with Walsh. David will post the information on the website today.

### Closing the Post Office Box

The official HOA address will now be Walsh's address. The keys for the Post Office Box need to be returned to the Post Office, and the box closed. Susan will take care of this.

### Communicating with the Board

David maintains the website. Residents can contact the Board via the website; residents can also contact Allcities via the website. However, it is preferable that the Board be contacted, and Susan, as the contact with Allcities, will forward any complaints and requests for action to Allcities.

The documents say that if a resident has a complaint, e.g., about a disturbance, the resident must first attempt to work it out with the person causing the disturbance. If it isn't resolved, the resident can then contact the Board for resolution. Owners can be fined for

non-compliance. In the case of tenants, the owner remains responsible.

Difficulties with getting information through to residents were addressed. We need to have a reliable system for determining whether we have the correct emails for people, and whether they are even opened. We have informed residents of the importance of the information posted to the website. Bram and Erin will work on the mailing lists and confirming that Board communications get through. They will also create a Mail Chimp form for owners to update the mailing list on change of renters.

#### Allcities responsibilities and performance

Allcities has not been contracted to deal with financial matters, this is the responsibility of Walsh.

Allcities is supposed to maintain the contact lists for owners and tenants. Susan will check into that.

Allcities says that it will attend Board meetings, yet their response was that they don't work weekends. The Board is interested in Allcities dealing with conflict resolution issues, and to send notices re: non-compliance. In addition, they are supposed to be in charge of maintenance issues when requested by the Board. Susan requested a month ago that Allcities take care of the broken light pole, and Allcities has taken no action, nor responded. Allcities was also asked to take care of a specific parking issue, and they have neither responded nor taken action. David had walked the property with Angela, the representative for Allcities, and she verbally agreed that they would handle disputes, complaints, and compliance. The contract was signed February 1, 2023.

David offered to call Angela and tell her that so far their performance has not been satisfactory, and what can they do to change that? Susan recommended following up with an email so that there is a written trail.

Allcities can be terminated for non-performance/breach of contract.

#### Parking and Traffic

Parking in the development is very tight. Could we approach Evan and request that a certain number of spaces in his commercial lot be available to residents of the HOA?

Continuing issue with dangerous traffic going the wrong way in the alley closest to Highway 99. As construction continues on the two commercial projects, traffic is likely to increase. David said that a curb is needed to divert wrong way traffic away from the alley—this would be on Evan’s company’s property, therefore, their responsibility.

Additional signage for traffic safety was discussed. The City will not pay for them, but apparently we can. “Children at Play” signs and signs encouraging people to pick up dog poop were suggested, however, these kinds of signs are unlikely to change the behavior of those who need the reminders.

#### Mowing Contract Status

The Contract has been signed.

#### Landscaping Concerns

Water costs:

The HOA waters trees and landscaping on City land at the entrance from Suncrest. Can we request that the City pay for that water? Erin will talk to the City about this.

There are two separate water accounts for the HOA: 1) 301 Clearview Drive is for the Park and 2) Park Road: this includes the area with the 3 trees on City land (the NE corner of Suncrest and Clearview), and the entire parking strip along Clearview Parkway.

Rock for the alley behind Wintersage:

David moved that the laying of rock on the exposed dirt along the alley be approved.

Kat seconded the movement.

Carried unanimously.

The weed barrier cloth has been purchased already, more rock needs to be bought.

Edgar is coming on Tuesday to finish burying the irrigation lines on the community land and seed the parking strips with mini clover.

Bram asked if Edgar has determined whether the existing irrigation is sufficient to accommodate the newly planted trees.

David said that irrigation will take precedence, and then weeding.

### Park Amenities: Benches, Playground Structure or Swing Set

It was noted that the decorative panel on one of the benches has been broken—does it need repair?

The HOA Insurance will cover the playground structure, with the requirement of an underlayment for safety. The liability is set at \$2 million for the HOA in general.

We still need to decide which structure to install. The Insurance company will accept the rubber Horse Mats available at the Grange for the underlayment.

Pledges are currently at \$1,000, David estimates that \$1,600 will cover the costs. If pledges come in over the necessary amount, they can be put aside for maintenance of the structure. The HOA is not paying for the structure, but once installed, will be responsible for maintenance.

David suggests we have a barn-raising to install the play structure as a nice way to form community.

Once we have sufficient funds, we can proceed with the purchase of the play structure.

Next Meeting: May 6

Meeting adjourned.