

HOA Minutes for July 1, 2023

Present:

Secretary: Valerie Atchison

Treasurer: Kat Garrido

Director: Evan Archerd

Director: Erin Douglas, absent, Bram holds her proxy

Director: Bram Larrick

Director: David Spinney

Association Members: Tony and Peggy Rosca

Previous meeting's Minutes Accepted

Open Forum

Tony and Peggy Rosca were present for the Open Forum segment of the meeting to contribute their thoughts regarding landscaping. Tony thought that individual homeowners could take care of their own small lawns and have the park and other common areas taken care of by the landscapers. Peggy reiterated that, and also said that they feel that to be fair to people who have no lawns, everybody can take care of their own yards. They suggested that there are two options: 1) people with lawns would pay higher dues, or, 2) everyone would pay the same amount and take care of their own yards, and the landscapers would take care of only common areas.

Bram said that we would consider that, and that the Board has discussed these options already. The Open Forum time allows for members to share information and suggestions, and is not the time for discussion of issues.

Tony and Peggy signed off.

CC&R Clarification

Board Eligibility:

It came to the Board's attention that since David is not an owner of record in Clearview, this is not in compliance with the CC&Rs.

David signed off.

Evan pointed out that the CC&Rs require that Board members must be owners in good standing (i.e., up to date on dues, and no outstanding liens).

Evan noted that David has done great work for the HOA, but that once it was clear that he is not an owner, in spite of the excellent job he has done, he cannot continue on the Board. In order to comply with the CC&Rs, David cannot participate on the Board. No further action is needed to remove David since he is not legally a member.

Evan cited Item 5 in the Bylaws that says that each Director shall be a direct member of the association and current in any accounts; and an earlier citation requires that the person must be an owner. It's very clear in the governing documents.

We have all appreciated how much effort and work that David put into the HOA.

Rules for Raising General Assessments (dues):

Evan noted that it is our "job" to represent the interests of the members and we should put the dues increase to a vote of the membership.

Bram said that this would allow members to understand what goes into the proposed increase.

Kat proposed that we give the members the necessary information, indicating costs and how that would be reflected in the increase. This increases the likelihood of engagement. We could include at the same time the vote to amend the CC&Rs regarding groundskeeping. Evan appreciated that suggestion, but perhaps that would complicate the communication regarding the need to have consistent landscaping care for the entire development.

Bram noted that some owners felt it is not fair for them to be responsible for watering common areas. However, when the landscapers tend yards and common areas, it improves the appearance of Clearview for all of us.

Kat suggested that we present to the owners the specific options to meet the current CC&R requirements for grounds maintenance, for keeping things in good shape.

Bram supported Kat's suggestion. We can present a ballot that would indicate what the dues increase would be based on differing levels of maintenance, and owners would vote for which level of care they want. Judging from bids received so far, it could cost up to \$200/month to comply with what is in the current CC&Rs.

Bram and Evan acknowledged the hard work that Kat has put into the bookkeeping, and clarifying the financial situation of the HOA. With Kat's meticulous work, we can now send out a letter with actual costs.

Kat will put together a draft of the suggested letter and we all will work on it.

Evan emphasized that we need to fill the President's slot as soon as possible. We need a vote in order to comply with the CC&Rs. So far, Bram is the only person volunteering to run for President. We will have Walsh send out an email ballot.

Groundskeeping Report

Bram has been actively interviewing and taking bids from landscapers. Forest and Derek are doing an okay job for now, but this will likely not be a long-term solution. Feedback from neighbors is that they have good energy and are hard workers. They can do necessary additional work for an hourly rate, such as prune back the roses encroaching on the park pathways, and the weed problem.

We need to have Mario return to assess the health of the trees now that the hottest part of the season is upon us.

No more huge irrigation leaks have been found.

The parking strip along the east side of Clearview Parkway, which is a common area, needs some kind of mulch or gravel to protect the trees, and pavers to accommodate the foot traffic from parked cars. In addition, the irrigation system needs to be completely revamped. So far, estimates have been very high—one irrigation specialist quoted \$18,000 for that strip alone.

Many homeowners seem unaware that they are responsible for maintaining the parking strip in front of their properties, including watering the trees and shrubs. A few homeowners are responsible for watering common areas adjacent to their properties—this information was included in their closing documents. It looks like we need to remind owners that they are responsible.

Southern Oregon was declared to be in Emergency Drought. The City has not imposed restrictions at this time, but it is increasing the cost of water. We should adjust the CC&Rs to reflect the reality of the situation, and allow lawns to go brown in drought situations. However,

Valerie pointed out that the trees will continue to need to be watered in order to save them.

Park Benches

One of the park benches has been badly damaged. Bram consulted a handyman who said that it would cost more to fix the bench than it is worth. We need a more commercial style that will hold up to public use, preferably from a local vendor so that we can see the bench in person. Bram can haul the benches, thereby saving a delivery fee.

Parking

Parking is becoming an issue. We can't change the rules retroactively, but going forward we need to address the number of cars and the lack of parking spaces for more than two cars per property.

There are also mounting complaints about noisy cars.

Treasurer's Report

Kat presented the financial report.

Utilities are increasing and will continue to increase. The city of Talent has sent notice that water fees will increase significantly due to the drought. The bill for May was \$350, and water costs will increase dramatically during the summer months.

The new way of dealing with delinquent dues seems to be working well. There are three chronic offenders; and Walsh is preparing to file liens on two of the properties that have met the limit for delinquent dues.

Violations subject to fines: the car on blocks at 167 Poppy Bay resulted in a \$50 penalty, which if not satisfied will incur interest after 30 days. The owner is currently addressing the issue.

A self-request for evaluation of the property at 333 Clearview was received. If the situation is not taken care of, a violation notice will be sent out.

Bram noted that a lot of the properties along Poppy Bay leave their garbage cans out at all times. This will need to be addressed.

Valerie suggested that first a friendly note to people not taking in their cans would be a good idea, before sending out an official violation notice via Walsh, which Bram supported.

Kat was worried that if we don't follow a process, it can look like favoritism.

The next Meeting is scheduled for August 1.

Meeting adjourned.