

HOA Minutes October 7, 2023

Present:

President: Bram Larrick

Treasurer: Kat Garrido

Secretary: Valerie Atchison

Director: Erin Douglas

Director: Evan Archerd not present, Valerie has his proxy

Approval of September's Minutes postponed until the full Board has had a chance to vet them.

November 4 is the end of the 90-day embargo on sending Violation notices.

Discounts of the Dues

Erin feels that we need to consider the CC&Rs, and that we need a clear policy. We will wait for a full discussion of this until the full Board can be present. Evan has experience that would be relevant to the discussion.

Any changes to the CC&Rs have to be approved by the attorney before going to a vote to the membership. The lawyer's fees are significant. Erin had reached out to a paralegal, but there was no response. There are prepaid legal plans, cost is low, however, the services are likely to be limited. Bram said that there are a lot of services available for HOAs. Erin will research the possibilities.

Ethics Policy

Online training is available for HOAs, which would include ethics. Bram suggested that they could be posted on the website. Erin has examples. Erin also noted that a code of conduct would be useful for vendors. A code of conduct could also protect us from management companies taking matters into their own hands and for example, imposing liens.

Parking

A neighbor has been complaining about a camper trailer monopolizing a parking space on the alley. The four parking spaces on the alley belong to the HOA and not the City.

Bram said that we need to clarify whether the pullouts on Clearview Parkway are City or Clearview.

Erin noted that the CC&Rs are not clear about the time frame the 72-hour limit applies to—is it 72 hours in a month, a week? We need clarity. Bram said that it is reasonable to make it 72 hours in a month, and the Rules & Regulations can be changed to that effect. Kat noted that parking is going to become even more critical in the neighborhood with the new townhouses going in on Suncrest. The whole subdivision is already short of parking spaces, especially on garbage days. In addition, residents need to understand that trailers and campers are affected by the HOA's 72-hour limit on parking.

Car Noise

Owners of the noisy cars on Wintersage were asked to reduce their noise, and feedback from the neighbors indicates that the noise has reduced. Unfortunately, one driver accelerates when he hits Suncrest. Residents can complain to the city about that. The police have offered to help us respond to the noisy cars.

Future Meeting Schedule

There continues to be a lot of business for the Board to address, so we will continue to meet monthly for now.

Treasurer's Report

September financials not yet received from Walsh.

From the Key Bank accounts:

\$1,000 in taxes was sent to Jackson County and the City of Talent.

There is \$8,390 in the Reserve account, and Checking is at \$25,000.

No large deposits have been made.

No information available re: delinquent accounts since that would come from Walsh.

It would be wise to wait until January to make any large expenditures.

Landscaping costs are increasing, as expected: Oliva costs \$1,300 more than Forest did. Kat says that as of now, Oliva has not yet invoiced us.

Bram said that Oliva has already spent 4 to 6 hours assessing our landscaping, finding lots of sprinklers are not functioning correctly.

Erin said that sprinkler repair should improve our water bill.

Bram called Oliva for a broken line, and Leonard was available in an hour.

The HOA needs to send a letter to the membership that they are responsible for informing the Board when their irrigation system is broken; and that owners, not the HOA, are responsible for the water bill if their irrigation system is leaking.

The HOA is not responsible for water bills for individual properties.

Oliva will be turning off the overflow valves when freezing temperatures arrive. If there are 2-3 weeks without rain, they will turn the water back on.

Bram said that he is very impressed so far for the quality work that Oliva's crew is doing.

Groundskeeping

Bram said that the appearance of the neighborhood is considerably improved, and feedback from neighbors has been positive. Leonard takes pride in his work, and it's obvious from the how good the neighborhood is looking right now.

Leonard has suggested gravel mulch for the parking strips on Clearview Parkway since it is not flammable, will hold up to foot traffic, and will not blow about.

Erin would like to see the area at the entrance on Suncrest be planted with native trees and plants. Erin was proactive in getting trees for Clearview from the Talent grant; and getting advice from Jane Hardgrove, a local landscape designer, on the best choice of trees for our development. Bram said that the new townhouses going in on Suncrest will have nice landscaping including big trees and shrubs with some lawn, so that will take care of the section on the east side of Clearview

Parkway on Suncrest. Happily, the two oaks on Wintersage that survived the fire will be saved.

Bram is planning a letter to go out to homeowners regarding care of the parking strips and other common land served by homeowners' irrigation lines.

The swing set will probably go in next April. Either Sabino or Leonard's crew can likely install it.

Erin asked if Leonard will trim trees. Bram said that Leonard trims up to 12 feet. Anything higher, and the HOA will probably have to hire someone with a bucket. The HOA is obligated to care for front yard trees.

Aeration and protection of the irrigation system are now written into the contract. Leonard said that they never have a problem with aeration damaging the irrigation because they flag the lines.

The original irrigation is a mess. With more revenue from the new higher dues, it will be possible to repair and improve the irrigation throughout Clearview.

Meeting Adjourned