

Clearview HOA Meeting December 2, 2023

Present:

President: Bram Larrick

Secretary: Valerie Atchison

Board Member: Erin Douglas

Board Member: Evan Archerd

Previous minutes approved.

Upcoming Annual Meeting and Election of Officers

Kat Garrido, our Treasurer, resigned on November 17th for personal reasons. We thank Kat for her dedicated, excellent work. She gave a great deal of her time and expertise to the HOA in her role as Treasurer. Her hard work is greatly appreciated.

Bram will craft a letter informing the membership of the Annual Meeting, and will include the above information about the open Treasurer position.

The Treasurer office has been greatly streamlined, thanks to Kat's efforts, and the addition of Walsh for bookkeeping and member communications.

Website and Domain Transfer

Bluehost will not accept checks, and will only take credit cards.

Therefore, Bram has assumed the responsibility of paying the fees on his card. A nonprofit HOA cannot have a credit card or a debit card.

Evan suggested that we sign up for a number of years, and the HOA will reimburse Bram. Evan can be the second administrator on the account. We will need to educate people about the new domain name.

Amending Bylaws

The CC&Rs need further updating. Bram has found a paralegal in Grants Pass with excellent reviews. She would be considerably less expensive than the attorney who worked on the previous editing of the bylaws.

These are the areas that need to be updated in the CC&Rs:

--landscaping requirements of the HOA

--limiting the power and agency of any future management company

--interest rates on fines need to be tied to prime, and no higher

--properties cannot be confiscated by the HOA to collect delinquent fines

The paralegal will research the above issues. We do not want the HOA to be able to take punitive actions.

We will move ahead as quickly as possible to get the suggested revisions to the membership for a vote.

Any changes to the CC&Rs must be recorded with the County.

Parking Issues

Bram proposed that we set a limit of 24 hours at a time, with a minimum of 72 hours before RVs and Trailers can be parked again in the 4 space parking area on the alley next to the park. Parking is tight in this neighborhood. Once the new builds go in where the apartments burned out on Suncrest, we are likely to see more parking pressure in the neighborhood. Evan noted that since the fire, a lot of people have been taking advantage of the commercial parking lot, but the Commercial building will probably be done in February or March, and parking will be affected.

A convenience store is coming in: Grab'n'Go.

We will need to address the parking congestion in the bylaws. Poppy Bay has had several parking spaces taken by red curbing. Additional red curbs may need to be painted in because of choke points on Wintersage—to keep access for the Recology trucks and for emergency vehicles.

Noisy Vehicles

Some neighbors have complained about loud mufflers. The HOA has asked people to be mindful of their loud cars. The Talent Police can determine if vehicles are in compliance with noise ordinances.

Bram said that Exhibition of Speed is also not allowed—this would involve the Talent Police Department.

Traffic Safety

Valerie noted that big trucks are coming through the neighborhood, and other traffic using Clearview as a shortcut. We should ask the City to post signs to prevent unnecessary truck traffic.

Forty-six apartments are going in one of the empty lots on Suncrest, and undoubtedly there will be more traffic to those buildings, and there will be more children. The Board has been trying to get stop signs on Clearview, but so far, the City has refused. Bram said that

once the commercial development is full and the new apartments are in place, the traffic will be noticeably increased. Perhaps the City will be more receptive to safety signage then.

Nails in the Alley

Evan told the contractor for the new build next to the alley, and he will periodically sweep the alley.

Landscaping

Erin talked to Leonard, and he will do a walk through with us on December 11. Some spring bulbs have been planted.

Bulletin Board

Evan noticed the new bulletin board and say that it is a good way to keep the whole neighborhood informed, and it contributes to fulfilling the HOA's requirement to keep the membership informed. Sabino's crew did an excellent job installing it.

Financial

The HOA funds are doing well, even with the increased landscaping costs. With the new dues starting in January, the General and Reserve funds will be well within compliance, and the HOA will be able to fund improvements and repairs.

Once the new apartment development goes in on Suncrest, we will be able to coordinate our plantings so that the entrance into the development will look well-groomed and cared for. Not only will it look nicer, it will also enhance property values.

Meeting adjourned