

Clearview HOA Annual Meeting, February 3, 2024

Present

President: Bram Larrick
Secretary: Valerie Atchison
Director: Erin Douglas
Director: Evan Archerd

HOA Members:

Chris Christensen
Matt and Heather Freiheit
Dave Heckley
Tom Heckley by Proxy (Proxy held by Dave Heckley)
Lorraine Lester
Tia Marten
Susan Newman
Andrew and Teagen Partin
Tony (Anatolie) and Peggy (Pelaghia) Rosca
Ferrell Squyres
Elaine Yates

Minutes for January, 2024 Meeting approved.

Annual Election for Board Membership

Current Board Members have volunteered to remain on the Board.
Three Members have volunteered to join the Board:
Elaine Yates for Treasurer
Chris Christensen for Director No. 3
Tony Rosca for Director No. 4

Vote for the above Board Positions:

Bram moved that with no opposing candidates, that all volunteers for the upcoming year be accepted.
Dave Heckley seconded the motion.
Passed unanimously by Members present.
This brings the Board to seven active members.

Member Comments

Tia Marten noted that the landscaping looks great. It is the best that it has looked in 11 years. Tia remarked that she is grateful for the

obvious improvements, and that the increase in the dues is showing positive results. (Tia had to leave the meeting early.)

Erin commented that the dues cover more than landscaping, such as irrigation.

Upcoming Improvements and Repairs

Bram noted that the irrigation in the parking strips has been breaking down and is aging out. The parking strips along Clearview will be replaced and repaired first, with Poppy Bay following.

We intend to install the proposed swing set for the park this spring. The swing set is funded entirely by donations. A number of members have donated money for the swings, and Ferrell has generously offered to cover any shortfalls in the cost of purchasing and installing the swing set.

Finances

Bram noted that the financial status is greatly improved with the raise in dues, and the reserve fund will be caught up soon. The savings account and the reserve fund will soon be compliant with regulations and stable with the increased income.

Revising the CC&Rs

The current CC&Rs are boilerplate, and not specifically written for Clearview. We need to clarify the bylaws and ensure that they are germane and specific to Clearview and its needs.

Paramount in revising the CC&Rs is the concern that members be protected from losing their homes to HOA fines and liens. Any liens against properties for unpaid dues or violations of the bylaws should not result in the auctioning off of properties to pay outstanding fees. Unpaid liens would be paid at the sale of the property, and interest rates limited. In the event of future boards hiring a management company, the CC&Rs must limit the activities and powers of any management company hired by the HOA.

Commercial Development

Evan noted that the commercial building has projected tenants including a Subway, a convenience store, and a Domino's Pizza. The commercial space in the former Goodnight Inn space will have a coffee house with deli, and an emergency vet.

The convenience store should open in two months, and Subway and Domino's are in the permit process and should be opening in 3 months. The coffee house is waiting for additional SBA funding. Evan's LLC is encouraging Rogue Community Credit Union to open at least a drive-up window, since there is no bank in Talent.

Questions and Comments

Erin would like to confirm that all members are now paying the same voted increase in dues (minus any standard discounts when paying in advance).

Erin also noted that Evan had shared previously that the commercial property needs to pay for the landscaping of their properties. Evan responded that the bylaws note that the commercial association is responsible for one third of the costs for the maintenance of the park. This includes landscaping, power, and water. It needs to be determined what the back payments add up to. Walsh has the necessary data, so they should be able to compute the outstanding amount.

Bram said that we will address this at the March meeting. He will contact Walsh; Walsh is very responsive.

Bram also said that Olvera is a licensed irrigation contractor, and should be able to mitigate the irrigation problem that results in \$1,000 a month water bills for the common spaces. The City has not been helpful with this issue.

Erin has spoken to Hector Flores from the City of Talent, and he would love to attend our Board meeting. Erin will try to set up that meeting for next month. Talent has a new City Manager, so the City might be more responsive to us now.

Bram expressed appreciation for the willingness of Hector to be collaborative with our HOA. Leonard has also been responsive to feedback, e.g., a member had said that Leonard's crew were on their phones a lot during work hours, and Leonard was appreciative of that information since he does not want his crew on their phones while at work.

Erin said that Leonard will be doing aeration next which improves lawn health, in addition to weed control and fertilizing.

Valerie thanked Erin for her extra work with the City and Leonard. Bram agreed. He also expressed thanks to Elaine, Tony, and Chris for volunteering for the Board. It will be great to have new energy on the Board.

Meeting adjourned