

Saturday, February 22, 2025

Clearview Of Talent Homeowners Assoc.
% Walsh Tax Service
241 Maple St, Ste 100
Ashland, OR 97520

Dear Clearview Homeowners,

Please accept my apologies for the Zoom link that wouldn't work for our scheduled Annual Meeting on Saturday. I made a mistake and want you all to know that I feel terrible about it. Because of my mistake our Annual Meeting has been rescheduled to Saturday, March 8 at 10:00 am. Please plan on attending. You will find the Zoom link and agenda below and at the bottom of this letter.

Your Clearview HOA Board would like to invite you to our annual meeting on Saturday, March 8, 2025 via Zoom at 10:00 am.

Chris is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/87485613817?pwd=Eh32RSPlcEFRNVggF1yL9FMPfG6rUq.1>

Meeting ID: 874 8561 3817

Passcode: 031320

One tap mobile

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Dial by your location

• +1 719 359 4580 US

• +1 253 205 0468 US

• +1 253 215 8782 US (Tacoma)

• +1 346 248 7799 US (Houston)

• +1 669 444 9171 US

• +1 669 900 6833 US (San Jose)

• +1 312 626 6799 US (Chicago)

• +1 360 209 5623 US

• +1 386 347 5053 US

• +1 507 473 4847 US

• +1 564 217 2000 US

• +1 646 931 3860 US

• +1 689 278 1000 US

• +1 929 205 6099 US (New York)

• +1 301 715 8592 US (Washington DC)

• +1 305 224 1968 US

• +1 309 205 3325 US

Meeting ID: 874 8561 3817

Passcode: 031320

Find your local number:<https://us02web.zoom.us/j/87485613817>

Bram Larrick is no longer able to continue as our HOA President due to health reasons. So the position of president will be voted on along with Secretary and Director. You can see their names in the agenda below.

Please look at our website for the most recent financials and Minutes of Board Meetings. You can find them at this link...

<https://clearviewoftalent.com/documentation/>

This is an opportunity to bring you up to date with what your Board has been accomplishing over the past year and to elect two new Board members. We will be updating you on the landscaping in the common areas, our Treasurer will update you on our financial status, launch committees to assist in keeping our neighborhood one of the best in Talent and discuss anything you feel is important to our neighborhood.

We look forward to seeing you online and hearing your concerns.

Sincerely,

Chris Christensen, Director

Clearview HOA Board Members

Valerie Atchison, Secretary
Elaine Yates, Treasurer
Evan Archard, Director, LLC Rep
Erin Douglas, Director
Tony Rosca, Director
Chris Christensen, Director

Attached:
Annual Meeting Agenda

Zoom Link:

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**Clearview HOA
Annual Member Meeting
Saturday, March 8, 2025
10:00 am – 11:30 am**

Board Members: Evan Archard, Chris Christensen, Valerie Atchison, Erin Douglas, Elaine Yates, Tony Rosca

1. Meeting Called to order at 10:00 am – Chris Christensen
 - a. It's possible to join our Board meetings (let us know and we will send the link)
 - b. If you want to bring something to the Board to discuss, let us know and we will schedule you on the agenda for 10 minutes. It most likely will be discussed among the Board at the next Board meeting.
 - c. You should be able to contact the Board via the email listed on the Website. This week we have updated everything. Email: ClearviewHOABoard@gmail.com
2. Welcome – Evan Archard
3. Election - Evan
 - a. Board consists of three officers and four Directors, one of which is a representative of the LLC. We have two Board openings and three positions open. Secretary, Director, President. Valerie Atchison is moving from Secretary to Director. If Chris is elected President, her Director position is open.
 - b. Candidates:
 - i. Chris Christensen, Current Director – President
 - ii. Allen DeMelo, Secretary
 - iii. Matt Freiheit, Director
 - c. Vote for each position
4. Treasurer Report – Elaine
 - a. Working on Budget
 - b. Want to keep dues the same and steady.
 - c. Explanation for reversal of dues discount
 - d. Walsh Bookkeeping
5. Year Recap for the Neighborhood – Evan
 - a. Landscaper - Evan
 - i. Decorative Rocks and plants in open spaces
 - ii. Park maintained
 - iii. Front and side yards maintained
 - iv. Irrigation system
 - b. Red curb additions (in progress) Screen Shot – Chris & Evan
 - i. Discussing with the city
 - ii. Does Poppy Bay need any red curbs?
6. Committees - Evan

- a. Architectural Review Committee – What is it and how does it work? Who sits on this committee
- b. Landscape Committee – New committee looking for volunteers

7. Q&A – Board members

Adjourn - Chris