

## Clearview of Talent HOA Board Meeting minutes of February 3, 2025

Meeting called to order at 6:35 p.m. In attendance were:

Chris Christenson

Valerie Atchison

Tony Rosco

Elaine Yates

Evan Archerd

Erin Douglas

Erin submitted last meeting's minutes to Board for approval. Minutes approved.

### New Business

1. Treasurer's Report – No new business
2. Evan spoke to obtaining invoices for the amounts due from the Commercial side of the HOA for landscaping. He has no new invoices for 2024 and stated that 2021 is very confusing. Walsh has no invoices for 2020 or 2021. Elaine will look to see if she has invoices for 2020.
3. Board member job descriptions: Changes? Reviews? Evan handles Commercial side  
New board members have no idea what they are supposed to do  
We need to determine who does what so that 1 or 2 board members don't end up doing everything. For example: Don't have Walsh send out huge emails for everything. Let board members handle things if they are small. Possibly have an administrative assistant to help with tasks.  
Valerie thinks we need better communication with homeowners. Should we create a template, plug things into it and send out to homeowners?  
Chris wants each board member to step up and take on specific jobs  
Erin feels we need to talk about who does what
4. New Board members  
Elaine proposed Allan DeMello  
Valerie proposed Matt Freiheit  
Erin proposed Laura Pavia and Tia Martin

5. Architectural Review Board

Who is on it? Is anyone on it now? Do you have to be a board member?

Evan will check

6. Erin is leaving the Board. Bram had to leave the Board. Valerie will be on Board, but not as Secretary

Need: Secretary

We know we have to have President, Secretary and Treasurer. How many directors?

We need at least 5 board members and up to 7.

Can Erin or Chris ask Tia to be the Secretary? We need someone who is tech savvy and will work with Ariel and will produce news letters when and if necessary

Need: Someone to work with landscapers – Tony?

Someone to work with the City – Allan?

Someone to talk to homeowners when needed – Valerie

Someone to develop newsletters and notices – Chris

7. New meeting on February 22, 2025 at 10:00 a.m.

Chris will put together agenda, Evan and Chris will co-lead

Board is looking at CC&R's for possible changes

Board Elections: New candidates introduced, elected with their positions

8. Red Curbs: Evan has had difficulty with who in City is available to look at this situation. He will follow up with the new City Director.

9. Rock in landscaping – rock color is not well-liked. The rock company sent a letter to the Board about the rock color. Erin asked the landscaper not to complete the work until further notice but it needs to be completed. We need to communicate with the landscaper about completing once snow is over. Might have to live with the color.

10. Erin presented the new Google Workspace in Google Drive. She has created lots of things the Clearview of Talent HOA Board needs and the Workspace has areas for many of the things the Board needs. For example: landscaping, CC&R's, Homeowner Info, Meetings and Agendas, etc.

Erin will get Ariel's contact info for Board members.

Evan talked about the new tenants who will be (and are already) renting the commercial spaces. There is a new convenience store and the owners of the store are very nice. Let's get to know them and to use their store!

Also coming in are a coffee shop (Ceremony), Photographer, Esthetician

Meeting adjourned at 7:57 p.m.