

## HOA Annual Members' Meeting, March 8, 2025

### Present

President: Bram Larrick has resigned for health reasons

Treasurer: Elaine Yates

Secretary: Valerie Atchison

Director: Evan Archerd

Director: Erin Douglas, absent, Valerie has her proxy

Director: Tony Rosca, absent

### Members:

Allan DeMello

Matt and Heather Freiheit

Kat Garrido

Susan Newman

Dave Heckley (3 votes)

Tom Heckley (2 votes, not present, Dave has his proxy)

Bram Larrick (2 votes)

Lisa and John Niestedt (not present, Dave has their proxy)

### Member access to Board Meetings

Chris: Members can join the board meetings. Let us know ahead of time that you are interested, and we will send you the Zoom link for the meeting.

If you want to present something to the Board to discuss, let us know ahead of time and we will schedule you on the agenda for 10 minutes. Due to time limitations, your item will most likely be discussed at the next Board meeting.

The Board can be contacted at the email listed on the website:

[ClearviewHOABoard@gmail.com](mailto:ClearviewHOABoard@gmail.com)

### Introduction and Welcome by Evan

This is officially the 20<sup>th</sup> anniversary of the Clearview Development. The original plan was for a 10 acre commercial development, including an approval for a Safeway store. However, at that time, there was a water moratorium in place, and the Safeway project could not proceed. Two years later, Evan joined the development company. In the meantime, the city of Talent had been able to increase its access to water, and further development was allowed to proceed.

Evan acknowledged the work that the current Board has done, and especially the efforts of Bram, who has been a great President of the Board.

Evan noted that Kat had requested time to make a presentation before the election.

Presentation by Kat (her full statement will be attached at the end of the Minutes)

Kat expressed her concerns regarding the difficulties the Board had fulfilling its duties on schedule because of unforeseen health problems with two Board members.

She suggests that a committee be formed to consider and vet candidates for a professional HOA management company, since in her opinion, no group of volunteers can sufficiently fill all of the requirements.

Response to Kat

Evan: We very thoroughly investigated hiring a management company in the past, and in fact hired one. The company did absolutely nothing. They are not effective and are very expensive.

Chris: We have already extensively addressed the issues that we have encountered, including those that occurred with staffing of the Board. We have done quite a bit of work to improve the environment of our community and to streamline the work of the Board. We are ready to continue to work for this neighborhood.

Kat: the last evaluation of a management company was a couple of years ago and I request that we get formal bids.

Dave Heckley: I am a real estate broker, I have been in real estate for 40 years and I have had lots of experience in real estate. I have not had a good experience with management companies and they are expensive.

Evan: Let's put this on the agenda to discuss later. We are also exploring the idea of hiring an executive assistant. I appreciate Kat's suggestion, and I invite you to present at the next meeting.

### Election of Board Members

Evan:

The Board consists of three officers, and up to 4 Directors. One Director, not subject to election, is the representative of the Clearview LLC.

Chris volunteers to move from Director to President.

Elaine will stay as Treasurer.

Valerie is stepping down from Secretary, and will move to Director.

Allan DeMello has volunteered for the position of Secretary.

Matt Freiheit has volunteered to serve as a Director.

Evan will remain as the Director representing the LLC.

Erin is stepping down as Director.

No other nominations were presented.

Evan asked for approval by unanimous consent.

No objections were made, and the Board is approved by unanimous consent.

### Treasurer's Report

Elaine: I had misunderstood that all of the financials had not been getting posted to the website. Walsh has been doing a great job—it was not an issue with them. They have been sending regular financials to the Board.

(There was a problem with website management, which should be cleared up now.)

Elaine: BOI forms need to be completed by 3/18/25. Walsh would charge \$125 to fill it out, but the forms can be done by us. I can get the forms from Walsh.

Chris and Dave agreed that it would be fine to have Elaine fill them out.

Elaine: we should be able to keep the dues steady at this point. We have received back dues that have improved the outlook.

Evan: on the surface it appears that we are slightly in the red, but that will change considerably as the commercial association pays its back dues. The commercial association is responsible for one third of the electricity, water, and upkeep of the park.

The commercial association does not pay dues, but pays for a portion (as noted above) of the upkeep of the park. Because of the fire and the destruction of the commercial building, it was decided that it was fair to not pay for the park for 1½ to 2 years. The amount owed by the commercial association is being worked out by Walsh, and will be between \$6,000 and \$7,000.

Dave asked how much is outstanding from delinquent dues:

Elaine: there are 2 units not paying at all. We have put liens against them, maybe one will start paying. There are 5 units that are typically behind—we just need to contact them, so I will work with Chris to get those people contacted.

Evan: To enforce the liens, we have to hire an attorney. We have had a recommendation for a paralegal, and we could have them write a very firm letter. We have not ignored this issue, the liens have been filed, and we are looking for solutions that will not cost more to enforce than we would realize in back dues.

Dave: are there penalties for delinquent dues?

Evan: the statutory amount is 9% interest on back dues.

Elaine: the CC&Rs indicate that there are late charges.

Evan: Eventually, when a property is sold, the back dues are paid. We do want a solution that would result in the payment of the dues before the sale of the properties.

Thank you Elaine, for staying on the problem.

### Landscaping

Chris: I am filling in for Erin who is out of town for work. She left a report for 2024:

Spring: aeration, weed and feed were done. 30+new plants were put in. Tree roots were mulched. Regular mow and blow.

Summer: weed and feed, weekly mow and blow, irrigation maintained, roots were mulched.

Fall: Rock installation begun to replace the flammable mulch that had been removed.

(Valerie: We can thank Bram and Angelo who stayed during the fire and put out spot fires—the Fire Department said that they contributed to saving the neighborhood.)

More bulbs were planted. Weed and feed, and weekly mow and blow. Winter: Most of rock installation finished in January and February, 2025, because the rock was not available until then. Tree trimming, regular mow and blow.

Chris: We are forming a Landscape Committee—members do not have to be Board members.

### Parking and Red Curbs

Evan: This project has taken over a year to accomplish because of changes in the city's Public Works Department. There is now a new Public Works Director, and we have been told that the painting will be done with the warmer weather.

Chris shared a map of the projected curbing on Wintersage. The red curbs will go at the pinch points on the right angle turn.

Chris asked if Poppy Bay needs more red curbs.

Evan: one whole side of Poppy Bay was painted red, and we cannot eliminate any more parking on that street.

Elaine and Evan had worked with the city on Poppy Bay so that the street would not be blocked.

Dave noted that he has 3 properties on Poppy Bay, and that parking is an issue there. It is a very narrow street and re-painting the curbs would be beneficial.

Evan will mention that to Public Works.

### Committees:

#### Architectural Review Board (ARB)

Evan: there is a requirement in the CC&Rs for an ARB

Bram, Erin, and Evan have been on the ARB. Commercial association representation is required. We need new members now. Almost nothing can be done to the exterior of the unit, including the fencing, without running it by the ARB.

The owner at 333 Clearview is selling the house and is requesting permission to put up a fence because potential buyers want a private space. The City has very specific requirements for fencing, and the ARB can also make suggestions. City rules take precedence.

The ARB is responsible for keeping the rules that make our neighborhood livable, vibrant, and attractive.

We need a minimum of two volunteers for the ARB. Evan is the commercial association representative, Dave and Matt volunteered for the ARB.

Chris has told the owner at 333 Clearview that the Board will get back to him.

### Landscape Committee

This is not a requirement in the CC&Rs, but there are ongoing landscape issues that can be best addressed by a landscape committee. Three people would be a good number, and it isn't necessary that they be Board members. We will send out a request for members. Erin might consent because she has good contacts, and has already been involved.

### Q&A

Evan:

We do know that Tony is selling his house, so officially, he will have to resign.

Thank you, Kat, for your suggestions.

Dave: I know there is a Clearview Facebook page. I've never given it to my tenants.

Chris: I think the FB page is good for neighbors and sometimes people post who aren't in the neighborhood.

Valerie: it is not an official HOA page

Chris: Yes, neighbors put it together after the fire.

Elaine: Bram and Angelo put out a fire at my house, and I thank them.

### Closing:

Chris: Our next regular Board meeting is April 5, from 10:00 to 11:30. If anyone wants to attend, I will get you the link and get you on the agenda. You are always welcome to observe.

Kat: my request is to look into getting bids on management companies.

Meeting Adjourned (Kat Garrido's statement follows)

Kat Garrido Presentation  
**Clearview HOA Annual Board Meeting**  
**03/08/2025**

Members of the Board and fellow owners, thank you for this opportunity to address my concerns and offer some ideas to maximize the effectiveness and livability of our Clearview Association.

The current Board members have performed diligently, to the best of their abilities, during a very challenging year. Although their willingness and hard work is obvious, the results have been less than optimal. Now that the Association is at its full size, the needs of managing the HOA have outpaced any volunteer's skills and knowledge. They have been set up for frustration at best and errors and failures at worst.

Examples being:

At the beginning of 2024, we had a healthy bank account, but now we're "in the red" - obviously not sustainable. No financial reports from Walsh nor Treasurer's Reports in HOA monthly meeting notes were posted to the website from May 2024 through February 2025. As a result, members were not informed of how their dues were being spent, much less any reason for a rumored dues increase in 2025. This does not meet the CC&Rs and Bylaws requirements for financial transparency.

As a former Board member and one of the longest owners/residents in our Association, I have watched us grow from a very small group of owners to our current full membership. The duties of the Board have grown in complexity and volume to where no group of volunteers can be expected to fulfill all that's needed. Sadly, the Board struggled to accommodate the internal changes of this past year, resulting in a virtual paralysis of business. No Board meetings were held for a whole quarter in 2024, eliminating opportunities for members to interact with the Board. Board members lacked the ability to email the full membership during the recent attempted weekend meeting. No agendas for upcoming meetings were posted last year. Contacting the Board using the website form yielded no response. Relying solely on face-to-face communication is not an effective use of a Board member's or homeowner's time.

The Board is aware of these issues, and has sought solutions by hiring outside sources, piecemeal. For example, a Webmaster with a base of \$150/mo, Google Drive at \$50/mo, and increasing payments to Walsh from a base of \$200/mo up to \$450/mo, depending on how much the Board needs to utilize their services. Landscaping has also received additional payments up to \$7,000 for gravel, etc.

My recommendation is to consolidate all of these needs by retaining a professional HOA Management Company, as set forth in the CC&Rs and Bylaws. That company will provide everything needed to keep our HOA solvent and thriving. They would also collect delinquent dues, some over 2 years in arrears. But mainly, this would considerably decrease our volunteer Board's workload, so we can more easily recruit new Board members, and focus on building a thriving, vibrant and connected community, while enjoying a sense of accomplishment. There are many excellent and affordable local Management Companies to evaluate. Let's form a committee to select the right one for us.

Board members, I will email this statement to you, to be included in today's meeting notes.

Members of the Board and fellow owners, thank you for your time and attention.