

## HOA Minutes for April 5, 2025

### Present:

President: Chris Christensen  
Treasurer: Elaine Yates  
Secretary: Allan DeMello  
Director: Evan Archard  
Director: Valerie Atchison  
Director: Matt Freiheit  
Guest Observer: Kat Garrido

1. Meeting called to order at 10:00 am by Chris

0. Treasurer Report

Elaine said that the budget report would come from Walsh's office. The budget will be the same as last year. The HOA spent \$125 for Walsh for the report that is sent to the State. The HOA will send in the report ourselves next year to save spending \$125.

The HOA wants to keep dues the same and steady.  
There was discussion about delinquent dues owed to the HOA.

Chris said she would write a letter to the community to explain why we removed the dues discount for board members.  
Valerie said that the history of the resistance to the discount was that it presented the appearance of a conflict of interest since the discount benefited the board members that approved it.

It was agreed that the HOA would keep Walsh Bookkeeping.

0. Minutes from last Board meeting and annual meeting – Valerie/Allan  
Valerie said she amended the minutes to add that she was a proxy for Erin Douglas since Erin is currently on travel. The Board approved the amended minutes.

Valerie mentioned that some sort of control over the meeting minutes once they are posted on Google Docs is needed. We want to be sure people can add corrections without changing the originally posted document.

0. Management Question

At the annual HOA meeting on March 8<sup>th</sup> Kat Garrido proposed that a property management company could be hired to take over the management of the Clearview community.

In response to this proposal Valerie said that this was tried in the past and that the results were disappointing. The cost was high and they did not perform well. The HOA had to prompt the management company several times before the asked for maintenance was done. She also said that having a management company reduces the oversight that the HOA has on any work that is done. The management companies often have their own team of vendors for maintenance and this reduces the HOAs ability to approve the work and control the final cost. Management companies usually have their own contracts that may lock the HOA into conditions not in our best interest. Valerie mentioned that if a management company is desired in the future then the board should amend the CCRs to limit a management company's scope of activities.

Evan added that past management companies weren't responsive, would not attend HOA board meeting and charged too much.

Elaine agreed with Valerie and Evan and said that our community was too small for a management company.

## 0. Job Descriptions

Chris agreed to work on community communications and with the website administrator.

Valerie agreed to be the point of contact person for issues with the residents of Clearview.

Evan agreed to be the City of Talent liaison for City related concerns.

## 0. Committee Reports

### a. Landscape committee will include:

Erin Douglas (Chair), Valerie Atchison, Susan Newman & Tia Marten

Valerie reported that the Landscape Committee did a walk around with Leonard (the gardener) to talk about lawn aeration, weed control and areas that need gravel or compost. Rocks will be placed on the Poppy Bay peninsula. Valerie also mentioned concrete issues such as raised sidewalk trip hazards that should be ground down. Evan commented that the sidewalks are the City of Talent's responsibility and that some grinding work needs to be done around the park area as well.

Kat Garrido asked if the gardener will pull weeds and/or will they use non-toxic weed killer. She mentioned the City of Talent uses non-toxic weed control on all City property. Valerie said that the gardener uses "Weed & Feed" on the lawns and that they will not necessarily pull weeds. She will ask the gardener about the products used for weed control. Chris mentioned that the gardener should cut the grass at a longer length to prolong its life. Valerie said that the trees and lawns would need more water during the hot summer months.

Chris displayed the landscaping contract between the Clearview HOA and Oliva Landscape for board review. After the review Valerie entered a motion to accept the contract and Elaine seconded it. The board voted unanimously to accept the contract.

b. Architectural Review Committee

Evan reported that the City of Talent would paint the new areas on Wintersage designated for red curbs when weather permits. He said no new red curbs are needed on Poppy Bay.

A new resident wants to build a new fence on their property. Evan said that it would need both Clearview HOA approval and City of Talent approval.

0. Adjournment

Our next Board meeting is Saturday, May 3 at 10:00 am via Zoom. Anyone in the neighborhood is welcome to attend the meeting to observe. If they have a statement to make or question about something happening in the neighborhood be sure to let us know and we will put you on the agenda.

Meeting adjourned at 11:10 am.