

HOA Minutes for May 3, 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

2. Minutes from last meeting

Valerie made some edits on Google Doc version of April's minutes. Allan will look it over and revise the minutes before sending them on to Ariel for posting on the Clearview website.

3. Treasurer Report

Elaine said that there is still no March report yet because Walsh has not sent it out. Walsh is waiting for an invoice for an expenditure. Chris suggested it may be for the Clearview HOA Google Doc account. Elaine said there was a debit adjustment listed on the account and she will check with the bank to see what it refers to and get the info back to Walsh. Walsh will send the report after the clarification is received.

4. Job Descriptions – ready for review

Chris shared a list of job descriptions and responsibilities with the Board. She started to read through the list but realized it was not the most current version so she tabled it review until next months meeting.

5. Committee Reports

- a. Landscape committee:

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

Valerie reported that some stepping-stones have been broken by some kids throwing rocks at them. Matt spoke to one of the kids and the kid said he was staying with his Aunt's house at 92 Poppy Bay. Matt said that the kid was rude and that the Aunt was apologetic. Chris said that it is not OK for residences or guests of residences to be destructive and that people should clean up their messes when leaving the Park area.

Valerie said that there will likely be an increase of kids during the summer and that we may need a 'bin' (lost and found bin) of some sort to gather clothes or toys left by children. Chris said she would look into getting something for that purpose. Elaine asked who would be responsible for the bin and Valerie said she already is doing this sort of gathering things in the Park area and can continue to do it. Chris commented that we should think more about this issue.

Waiting for a bid and financials for the soil around the Park and the stepping-stones. Valerie will ask (Leonard?) about the bid.

b. Architectural Review Committee

Chris asked Evan why only one curb (on Wintersage) was painted when multiple curbs were designated on the map the Clearview HOA Board gave to the City of Talent. Evan reported that the City of Talent said it would take care of the painting when the weather improves. Evan will follow up with the City of Talent.

6. Quarterly Clearview Newsletter

Chris asked for ideas to include in the quarterly newsletter.

Valerie thought it would be good to remind residence to move their garbage cans off of the street after the garbage truck has emptied them. She also said that a notice on front doors to remind residences about things they should pay attention to might be a way to get information out to the community. Chris suggested having a community wide reminder that kids need to be controlled and non-destructive. Chris also said that the owners should be sharing the quarterly letter with their tenants.

Matt thought it would be good to let residence know about fire safety by keeping vegetation away from their house and cleaning up leaves. Valerie mentioned that she had had the fire department come and do a safety check for her. Matt looked it up and Fire District 5 no longer does this home assessment.

Kat mentioned Firebrand Resiliency Collective and that they would do a Wildfire Home Risk Assessment for your home.

Valerie said that a reminder for residences to water more as the days get hotter would be useful.

Chris thought that Clearview needed a committee to arrange fun events for the community. Evan said they used to have social events once a year to help neighbors get to know each other. Chris will add this to the quarterly newsletter and ask for volunteers.

7. CC&R Revisions

Revision ideas were discussed. Valerie suggested banning plastic lawns. She also mentioned including provisions to protect the Clearview HOA against a property management company having too much power if one is hired in the future. Evan suggested hiring an office manager instead of a property manager. Elaine said that the Clearview HOA doesn't have the budget for a property manager.

Chris suggested that we should have an in person meeting to get the revisions to the CC&R finalized. She asked for volunteers and Matt and Valerie volunteered. Chris said we should get the revisions done by May or June. She suggested May 13th at 2 pm at her house. Valerie and Matt agreed to meet then. Valerie said that Erin was interested in the CC&R revisions and would write up her suggestion.

8. Adjournment

Our next Board meeting is Saturday, June 7 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 10:55 am.