

HOA Minutes for September 6, 2025

Present:

President: Chris Christensen
Secretary: Allan DeMello
Treasurer: Elaine Yates
Director: Valerie Atchison
Director: Absent - Matt Freiheit
Director: Absent - Ty Bein
Director: Absent - Evan Archard
Guest: Kat Garrido
Guest: Marilyn Schreiber
Guest: Ferrell Squyres

1. Meeting called to order at 10:06 am by Chris
2. Minutes from last meeting

Allan sent minutes for August to all board members for review. Valerie requested one edit. Allan will edit the minutes before they are sent to Ariel for posting on the Clearview website.

3. Treasurer Report

Elaine reported that the Clearview Commercial dues are now up to date. Kat said that she was not seeing the financial reports. Elaine suggested that since its all of the property owners money Walsh should send the financial report (email) to all property owners and not just the HOA Board.

4. New Business

- a. Chris brought up the issue of the park bench that Bram was going to order but didn't.
Elaine asked how do we keep any new park bench from being stolen. Chris said we could screw it down to the ground. She said that this might need a concrete platform or maybe a sidewalk to screw it down to. Valerie said that adding a platform will add to the overall cost of adding a bench to the park.
Chris suggested a bench she found online for \$660.
Valerie offered a burl she has for a bench.
Ferrell suggested getting donations for the bench instead of having the HOA pay for it.
Chris reminded everyone that the HOA Board has already approved the bench.

Chris said it would be a good idea to table the bench idea for now because of the ongoing irrigation water leak issue (see item b. below).

b. The water bill issue for 183 Poppy Bay

Marilyn Schreiber told the Board about the water leak problem at her property at 183 Poppy Bay. Her tenant called to say they noticed water leaking from the irrigation valve box. Marilyn called Leonard (Clearview's Landscaper) and he came out and fixed it. In the mean time the water bill came in to the tenant and it was \$700. The tenant called the City of Talent to ask about the bill. They were told that the bill was correct and that the next month's bill would be \$1900. Talent offered to reduce the bill by 50% with proof that the leak has been fixed.

Elaine said that there was also an irrigation water leak at her property at 165 Poppy Bay. She said that her property management company had hired a plumber (not Leonard) to have it fixed costing her \$1300. She has not heard about the water bill yet.

Chris said that Clearview could be considered older construction and that maybe we need to upgrade the irrigation system. The HOA will have Leonard check all of the valves in Clearview.

Marilyn asked if the HOA is responsible if something is wrong with the irrigation system.

Chris said that the HOA is responsible for minor repairs and the homeowner is responsible for major repairs on their property.

Valerie mentioned that Section 4.6.1 in the Clearview Covenants, Conditions, and Restrictions discusses the responsibilities of the HOA. She also said that the water meters were recently changed to the new electronic wireless type. Valerie added that resident's water bills are independent of the HOA.

Elaine said that the City of Talent should have alerted the residents of a large increase in water use implying a possible leak.

Allan asked if the recent Talent swap out of old meters for the new electronic meters could of caused some sort of surge that is causing multiple irrigations valve leaks.

Chris said again that Leonard would check all of the irrigation valves in Clearview.

Valerie said that some of the valve boxes are on the backside of the homes.

Elaine said that regardless of location all valve boxes should be checked.

Marilyn said that something was clearly broken because Leonard fixed it.

Marilyn asked who is responsible for the excessive water bills.

Chris said that the HOA can't pay for all water bill issues because we would run out of money. She also said that any changes to the HOA by-laws to clarify responsibility would need approval of all residents.

Elaine said that the City of Talent should alert property owners of water problems.

Valerie added that the new wireless meter system should have automatic alerts. The system should have flags for excessive water use.

Marilyn asked how do we prevent this in the future.

Chris replied that we need Leonard to routinely check all boxes as part of his contract. We will ask Evan to check with Talent about excessive water use issues.

Marilyn added that Evan should ask Talent for water bill relief.

Chris said that we would not vote on paying any water bills at this meeting since not all members are present.

Marilyn asked how was Leonard hired.

Valerie said that he was one of 5 landscapers asked to submit a quote to maintain Clearview landscaping.

Ferrell Squyres mentioned that property owner's Homeowners Insurance might pay for the water bills.

Chris will contact Leonard for a meeting on Monday, September 10th, to discuss the issue.

- c. Remove old newspaper delivery box at corner of Clearview and Suncrest. Valerie asked if we could have Evan remove it.

Elaine asked what is the cost associated with removing it.

Chris asked if anyone on the board has a problem with removing the old newspaper delivery box. All of the present board member said no.

- d. Sidewalk at 240 Wintersage

Ferrell (the owner of 240 Wintersage) said that any new sidewalk in front of his house would have to be ADA (American Disabilities Act) compliant. This may mean an ADA dot pad added to the sidewalk. He also said that his driveway is too steep to be compliant so it would have to be removed and replaced. He does not think we need a sidewalk in front of his house. Valerie said that because of the impact on the tree in Ferrell's front yard and the impact on HOA funds she is no longer interested in adding the sidewalk.

Kat mentioned that if the issue is safety and cost there are already streets in Clearview that only have a sidewalk on one side of the street. She also said that to save cost we could put signs up noting that the sidewalk ends or interrupted sidewalk.

Chris said that every day multiple people walk in the street after Ferrell's house.

Ferrell added that there are often cars parked in driveways that are parked over the sidewalk as well forcing people to walk around and into the street.

Valerie said that maybe a Sidewalk Ends sign could come from the City of Talent saving the HOA of the cost.

Kay added that signs are cheaper than concrete work.

e. October Board Meeting

Last month it was decided to move our October Board meeting up a week and is now scheduled for September 27. Same link for that meeting. Mark your calendars.

Chris had a conflict with starting at 10am and asked if the meeting could be moved up to 9am.

f. Reminder it is time to think about Board positions. Elections will be in January at the Annual Meeting. The position of President will be open.

5. Q&A – Anything else???

a. Allan asked if the time for the HOA meetings could be changed to evenings. He suggested, for example, Monday evenings at 5pm.

Valerie thought it was a good idea.

Chris said that Monday evenings were not good for her and that at the next HOA meeting we will take up the issue.

6. Adjournment

Our next Board meeting is Saturday, September 27 at 9:00 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.

Chris adjourned the meeting at 11:25 am.