

## HOA Minutes for September 27, 2025

### Present:

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

1. Meeting called to order at 9:03 am by Chris
2. Minutes from last meeting

Allan sent minutes for September 6th to all board members for review. There were no requests for edits. Allan will send the September 6th minutes to Ariel for posting on the Clearview website.

3. Treasurer Report

Elaine reported that it is too early to get the Clearview financial report for September from Walsh. They should send the financial report early next month.

4. Unfinished Business

- a. The issue of the park bench

Chris reminded everyone that the HOA Board has already approved the bench. Valerie mentioned that although the bench is approved for purchase donations could eliminate a cost to the HOA.

Evan said that because it is almost October and the bench would not be used much in the winter and we could postpone the purchase until spring.

Chris asked the board to take a vote now to hold off purchase of a bench until spring.

Erin said she thought that there were funds for a bench already.

Chris replied that there are no funds available. She asked for a motion to vote on the issue.

Valerie moved to vote on putting the purchase of a bench off until springtime.

Elaine seconded the motion.  
All board members voted yes and the motion was carried.

b. Report from Leonard about water leaks

Leonard reported that all valves were checked and only 3 properties on Poppy Bay had leaks.

Evan said that over the years Talent has had high water pressure in our area. He said he would reach out to the City of Talent to see if that is still the case for Clearview. He also mentioned that Leonard should check if pressure valves are installed.

Chris added that maybe the addition of the e-meters that Talent put in are the cause of the sudden problems at multiple properties.

Evan said that it is the responsibility of the landscaper to check the valves.

Valerie responded that the landscaper is only in Clearview once a week and that all homeowners should monitor water use.

Kirt said that a water leak in the common area (behind his house) went unnoticed.

Evan said that 301 Wintersage pays for the common area nearby and that several other homeowners do as well.

Chris read the HOA Covenants, Conditions, and Restrictions and emphasized that it is the homeowner's responsibility to pay for major repair.

c. The water bill issue for 183 Poppy Bay

Marilyn Schreiber summarized the situation of 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 about \$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 that bill by 50% with proof that the leak has been fixed.

Marilyn asked the HOA to pay for the extended water bill. She said she thought that the HOA should be partially responsible because Leonard the landscaper is responsible.

Chris said that it looks like the combined bill, with the Talent reduction, is about \$1500.

Marilyn said that from that amount \$200 should be deducted because that tenant usually pays about \$100 per month for a normal water bill. She was asking the HOA for help with these bills.

Evan said that we all feel empathy for you Marilyn but the HOA is not responsible at all. He said that we could vote to pay this but he wants to be on record to say the HOA is not responsible.

Valerie mentioned that several years ago she had a big water leak and that she paid the bill because the utilities we pay personally. She added that everyone pays HOA fees and we must use the funds for HOA required items.

Marilyn asked what am I paying for with my dues.

Chris replied that the dues would have to increase if we start paying for personal water bills.

Elaine said that she also a water leak at her property at 165 Poppy Bay. She said that paid for it herself. She added that we don't want to start paying water bills with HOA funds.

Chris asked is there a motion to cover Marilyn's water bill or not.

Evan moved that the HOA not pay the bill and that the HOA should contact the City of Talent to ask about a further reduction in the bill.

Elaine seconded the motion.

All board members voted yes and the motion was carried. The HOA will not pay the water bill and the HOA will contact the City of Talent to ask about a further reduction in the bill

Erin asked would Leonard fix irrigation valve leaks in the future and the HOA will pay.

Valerie asked could the leaking valve have been turned off. She said that the homeowner shouldn't wait a long time with the water on to get it fixed. It is the homeowner's responsibility to turn off the water.

Chris said that we should detail what are the landscaper's responsibilities and who gets the bill for repairs.

Elaine said we would contact the City of Talent to ask about a further reduction in the bill.

Evan said he will go to the City of Talent and asked Marilyn for copies of the large bills and also the prior 2 months bills before the leak to show to the City.

d. Sidewalk at 240 Wintersage

Chris asked Matt what was happening with the sidewalk at 240 Wintersage.

Matt said that there wasn't much movement lately but that he found out that we don't need an ADA (American Disabilities Act) dot pad on any new sidewalk. He said that the City of Talent would give advice about the added sidewalk. He also mentioned that a tree service would need to be hired to inspect the tree on Ferrell's property and advise us about cutting any roots for the new sidewalk. Chris said that Ferrell says it is OK with him if the HOA re-landscapes his front yard.

Valerie reminded us that the angle of the driveway would likely need to change and that it could be pricey. She thinks we should keep HOA funds available for things we absolutely have to do. She said she is reluctant to spend HOA money on the sidewalk.

Matt agreed that we should not spend money on things we don't really need. He will get a written document from Talent outlining the city's position on any new sidewalk.

Elaine reminded us that Ferrell said he doesn't care if there is a sidewalk in front of his property. She asked why is the HOA doing anything about a sidewalk. Chris said that every day she sees people walk in the street after Ferrell's house because the sidewalk abruptly ends. She added that it is unsafe because there are often big trucks driving along that street.

Elaine asked Evan why there is no sidewalk there.

Evan said that the house was built 14 years ago and that a sidewalk was not required.

Elaine said that the street she lives on in Ashland has no sidewalk and that people walking in the street just need to be safety conscious about any traffic.

Chris said that this issue needs some more investigation and that we will keep looking into it.

Valerie said that to proceed with this issue we need to find out about City of Talent requirements. Does it need to be ADA compliant? We need an estimate of the total cost and we need to know who is responsible.

Chris said that we will wait for Matt to give us new information.

## 5. New Business

### a. Stuff put out for people to pick up and take.

Chris asked do we need to make a rule about stuff left out and if so how should it read.

Elaine said she doesn't like people putting stuff out on the curb. If people do put stuff out they should have a free sign with it and it should only be allowed on the street for a very short time.

Evan added that people shouldn't be allowed to put stuff out every day.

Elaine said that if you have something for the neighbors fine. Leave it out for just 24 hours.

Valerie asked about furniture left out and not cleaned up. What do we do with it? How do we get rid of it?

Chris asked Elaine if she could write this up.

Elaine reminded the members that she will be gone on travel for the next month and won't be able to follow up on this.

Chris asked Valerie if she could write this up. She said we would vote on it at the next meeting. She added that we don't want stuff left out on the street in the neighborhood.

### b. Interest in changing Board Meeting day and time. (Week evening?)

Evan said he was not available Tuesday, Wednesday or Thursday evenings.

Elaine recommended Monday evening.

Valerie added that evening time was fine with her. She asked if evenings are better for people with kids because Saturdays can be busy with kid activities.

Chris said that every third Monday she would not be available. Suggested 1<sup>st</sup> Monday of the month from 5pm to 6:30.

Allan enter a motion to change the meeting day and time.

Evan seconded the motion.

Chris asked for a vote on the motion and all board members voted yes. The motion passed

The new meeting time will start Monday November 3<sup>rd</sup> at 5pm.

c. Landscape Committee

Valerie reported that the landscapers inadvertently sprayed for bugs even though they were asked not to. She also said that Leonard has checked all of the irrigation valve boxes for leaks and found no new leaks. Valerie recommended that any property owner thinking of adding any new landscaping should consider 'Xeriscape' landscaping, (i.e. landscaping designed specifically for areas that are susceptible to drought). She reported that mulch will be added to the park and common areas as soon as the weather turns wetter. The Landscape Committee discussed the ornamental grasses and decided they will be trimmed later this fall as they add visual interest to the common areas right now.

d. 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.

Valerie suggested we send out a paper hardcopy letters to all property owners in Clearview alerting them to the upcoming vote for officers of the HOA. This will just be for the HOA officer vote. She said we shouldn't depend on email alone for our communication. People might not actually read the email sent by the HOA. Chris said that we need a quorum of people present at the officer voting meeting.

e. Halloween Party?

Ty was not present and no one else knew anything about the proposed Halloween party

6. Q&A – Anything else???

- a. Kirt asked what we should do about businesses using street parking instead of the parking lots.
- b. Evan said that the owner of the property at 301 Wintersage want to put a French door in to replace a window currently in the house. He told the owner they need to submit drawings and a written description of what they intend to change to the architectural committee for approval before any work can start.
- c. Ferrell asked about the sidewalk and who will pay for his driveway reconfiguration and who pays if his front yard tree dies a year from now because some roots were cut.

Chris said that there would be more discussion on this subject in future meetings.

## 7. Adjournment

Our next Board meeting is Monday, November 3 at 5:00 pm 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 10:36 am.