

## HOA Minutes for November 3, 2025

### Present:

President: Chris Christensen  
Secretary: Allan DeMello  
Treasurer: Elaine Yates  
Director: Valerie Atchison  
Director: Matt Freiheit  
Director: Ty Bein  
Director: Arrived at 5:10 - Evan Archard  
Guest: Kat Garrido  
Guest: Ferrell Squyres

1. Meeting called to order at 5:00 pm by Chris
2. Minutes from last meeting

Allan sent minutes for September 27th to all board members for review. There were no requests for edits although Valerie's copy had a problem with some garbling of the words. All board members approved the minutes and Allan will send the September 27th minutes to Ariel for posting on the Clearview website.

3. Treasurer Report

Elaine reported that this meeting on November 3rd is too early in the month to have received Walsh's Clearview financial report. She suggested that we could change the meeting to the 2nd Monday of the month to give Walsh time to send out the report.

The board agreed to move the meeting time to the second Monday of the month in the future.

4. Unfinished Business

Chris suggested we hold off on the unfinished business until Evan arrives to the meeting.

Evan Archard arrived to the meeting at 5:10 so we continued with unfinished business.

- a. Water bill for 183 Poppy Bay. Evan contacted the city.  
Evan reported that the City of Talent said that nothing could be done now to reduce the water bill but that they could spread bill payments out over a 6 month time period to lessen the impact on the customer.

- b. As Evan reported at the HOA meeting of September 27, 2025 the owner of the property at 301 Wintersage want to put a French door in to replace a window currently in the house. The owner has not submitted the required drawings and a written description of what they intend to change to the architectural committee for approval so no work will be done.
- c. Evan also reported that the owners of 240 Wintersage want to add a deck and a sliding glass door to their house. He said that he and Matt of the Architectural committee had approved the request since other owners had done the same thing.

## 5. New Business

Chris reported that Walsh would like to put the Clearview HOA's Power and Insurance payments on auto pay. This will eliminate the possibility of late or missed payment due to poor mail service. All board members present voted yes to go ahead and add auto pay for Power and Insurance bills.

- a. Chris brought up the agenda item about businesses using parking spaces on Wintersage. Why aren't they parking in the back of building?

My (Allan's) Zoom Meeting froze at this point and I had to switch to my cell phone. Some board member conversation was not captured.

Evan said that Wintersage is a public street and that we have no jurisdiction over it. He said that parking is available behind the building.

- b. Chris introduced the agenda item about residents putting stuff out for people to pick up and take. She said that there appears to be an outdoor type store set up at Clearview and Poppy Bay.  
Evan said we do have control of the sidewalk.  
Chris added it's not a garage sale because its been going on since September. She asked why not put the stuff behind the front fence on the property.  
Ty said that she knows the resident and that the sale of things at her house is a "side hustle" because she hurt her neck and can't currently work as a nurse.  
Matt mentioned that it is all grass on her lot and that all of the stuff is on her property.  
Elaine said that she saw a sign on highway 99 advertising the sale.  
Evan suggested that we look at the rules and see if there is anything forbidding this type of activity and if not maybe we need a rule change.  
Chris said that this is not a business inside the house that HOA allows.  
Valerie mentioned that the City of Talent has rules for businesses. She said that maybe we can work out a compromise. Maybe the items can be put behind the fence.

Evan will look at the City code.  
Chris said that we will table the issue for now.

c. Landscape Committee

Valerie said that she is still waiting for a price for the mulching from Leonard.

Matt mentioned that he saw a sign advertising, "I'll clean your windows" and a sign advertising "Dog Poop cleanup".

Evan said that commercial signs should not be allowed.

Matt said that one of the dog waste boxes in Clearview was overflowing and that there is a phone number to call to have it emptied.

The number is 541-535-3828.

Chris said that we will keep calling to get it emptied.

d. The next agenda item was about Monica Owens at 116 Poppy Bay. The HOA needs contact information because the property is behind on its HOA dues.

Chris said that the dues are behind by \$4361.

Ty said that she knows Monica Owens and that she is currently in the Midwest visiting her daughter.

Chris said that she needs her email address.

Elaine asked if she was the homeowner. She added that we should put a lien on the property. Elaine reminded the board that we already have two properties with liens on them.

Chris said that she had hoped to talk to her first before putting a lien on the property.

Evan said that we could send her a certified letter and if there is no response we'll be forced to put a lien on the property. He added that Monica Owens has been the owner since 2021.

Matt asked if people in the neighborhood have seen her.

Chris said she asked various neighbors and they said they have seen her.

Allan said that we should start by sending a certified letter as Evan suggested.

Elaine said that Walsh can do this for us.

Chris put sending a certified letter to a vote and all board members voted yes.

6. Q&A – Anything else???

a. Evan told us that the new Subway sandwich shop in the business area would be opening soon.

b. Valerie reported that an enormous school bus nearly got stuck on Wintersage. She asked if we need a sign to warn drivers.

Matt said that big trucks get stuck about 3 times a year, He said he will reach out to the 4 big mapping companies to see if they can not route truck through Clearview.

Chris thought that would be helpful,

- c. 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.

#### 7. Adjournment

Our next Board meeting is Monday, December 8th 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 6:00 pm.