

HOA Board Meeting Minutes for December 8, 2025

Present:

President: Chris Christensen
Secretary: Allan DeMello
Treasurer: Elaine Yates - arrived late
Director: Valerie Atchison
Director: Matt Freiheit
Director: Ty Bein
Director: Evan Archerd
Guest: Kat Garrido
Guest: Ferrell Squyres

1. Meeting called to order at 5:10 pm by Chris

2. Minutes from last meeting

Allan sent minutes for November 3th to all board members for review. There were no requests for edits. All board members approved the minutes and Allan will send the November 3rd minutes to Ariel for posting on the Clearview website.

3. Treasury Report

Elaine will be late to this meeting so the treasury report will be postponed until later in the meeting.

4. Unfinished Business

- a. Chris said that Monica Owens at 116 Poppy Bay, who is behind on her HOA dues, reached out to Chris and provided an updated email address and phone number. She was apologetic and will begin dues payments.
- b. Evan brought up the issue of the perpetual garage sale at 100 Poppy Bay. Chris talked to the resident and she has taken everything in for now. Ty has not talked to but did notice signs for the sale in numerous places. Chris reminded everyone that free items can only be out for 24 hours. Evan thought that this ongoing sale on Poppy Bay might be a City of Talent code violation. He said he would look into that with the City.

5. New Business

- a. Landscape Committee
Valerie still has not heard from the landscapers and that we are still waiting for a quote from them.

- b. Ty brought up the issue of there being many feral cats on Poppy Bay near her house.

Chris said that she had a feral cat that lives on her front porch at night.

Ty said that the cats around her house tend to fight at night which can wake people up.

Matt also noticed a lot of cats on Poppy Bay.

Valerie will check in with Tia Martin (who knows about cats) to find out what can be done about the feral cats on Poppy Bay.

- c. Chris reminded the Board about board elections in January at the Annual Meeting. The position of President will be open and she told the board that she knows someone who will step into the position if no one else will step in. Chris also mentioned the idea of having a co-president to split the workload between two people.

Valerie asked if this co-president idea would cause any legal issues.

Chris said that maybe the co-president could sub for the president. She also said that she could serve as a board member but would not be able to do too much.

Evan thought that the By-laws of the association might need to be changed to add a co-president and that this would take a vote of the entire membership.

Ty said she thought that the co-president idea was a good one since everyone is so busy and it could split up the workload.

Valerie added that maybe we could have a vice-president instead of a co-president.

Evan proposed that the office of the President of the Clearview of Talent HOA be split between two Co-Presidents with the approval of the Board for both candidates.

Valerie seconded the proposal.

The attending board members unanimously approved the proposal.

- d. Allan reported that he got an email from Dave Heckley of MorningLight Properties looking for some additional information for his client that was not on the HOA website. The Owner Association Addendum document is attached in an appendix below. The request is for items (f) through (k) on the form.

Chris read the items to the Board. She said she will respond to the request for information from the Realtor.

With regards to item (f) Evan said that he remembered that there was a reserve study done early in the development of the Clearview community. He added that our association only has the park and that there are no physical things that would need improvement so our reserve is not so large.

Kat mentioned that we are responsible for the street lighting maintenance. She asked is the reserve fund growing? Is there enough money for the future?

Evan suggested that if we need a reserve study we should ask the landscaper Leonard how much it would cost to replace the entire irrigation system in 10 years since this would be a worst-case scenario for the HOA reserve.

Chris said we can ask Leonard for that estimate.

Valerie will ask Erin of the landscaping committee to get an estimate from Leonard.

6. Treasury Report

Kat requested that more financial data be posted on the Clearview website.

Valerie said that Walsh should send the financials to the website.

Kat asked if she could get a look at the financials for the whole year.

Elaine said that she assumed that Walsh did the web transfer and couldn't we ask Walsh to send the financial data to Ariel when they send it to everyone else.

Chris said she will ask Walsh to put the whole years budget on the website by passing it on to Ariel for posting.

7. Q&A – Anything else???

a. Valerie got a response from Tia about the feral cats on Poppy Bay. Tia said that it is the resident's responsibility to remove the cats.

b. Matt said that he reached out to the 4 big mapping companies and several responded. Google Maps, Apple Maps and Waze Maps all indicated they will stop directing drivers onto either Wintersage or Poppy Bay. Only Bing did not respond.

c. Chris explained to Elaine (she missed co-president discussion) about the co-presidents idea that will be voted on at the next meeting.

Ty asked how the nomination process worked.

Chris said that the nominations come from the floor – from the people attending the meeting.

d. Evan said he will mark up a map of all of the Clearview common areas (e.g. the park) and get it out to every one. He also said that he will be unable to attend the January 12th meeting

8. Adjournment

Our next Board meeting is Monday, January 12th 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 6:07 pm.

Appendix



OWNER ASSOCIATION ADDENDUM

1	Buyer(s) Caitlin Brooke McCluer
2	Seller(s) Municipal Securities Company
3	Property Address or Tax ID # 227 Wintersage Circle, Talent, OR 97540
4	1-098543-5 (the "Property")

5 The Property that is the subject of this transaction includes a residence located within a planned community as defined in [ORS Chapter 94](#) or within
 6 a condominium as defined in [ORS Chapter 100](#) (the planned community or condominium is referred to in this Owner Association Addendum as the
 7 "Development"). The Property is governed by an owner association (the "Association") that owns or regulates certain areas or aspects of the
 8 Development. Buyer acknowledges it is Buyer's responsibility to conduct a thorough and complete review of all aspects of the Property being
 9 purchased, including but not limited to the Association and its assessments, budgets, reserves, and governance documents, as well as the common
 10 elements or areas of the Development. Buyer's and Seller's Agents cannot render advice on these matters. Buyer should consider obtaining advice
 11 from third-party professionals familiar with condominiums and planned communities.

12 **1. ASSOCIATION DOCUMENTS:** Within 5 Business Days (five [5] if not filled in) after the Effective Date ("Seller's Delivery Period"), Seller will,
 13 at Seller's expense, Deliver to Buyer copies of the documents and information described below (collectively "Association Documents"), along with
 14 [OREF 023 - Delivery of Association Documents](#). If amendments, supplements, restatements, revisions, or updates to Association Documents exist,
 15 Seller will also Deliver those modifications to Buyer during Seller's Delivery Period. Seller need not deliver documents that have already been
 16 delivered to Buyer with [OREF 001 - Residential Real Estate Sale Agreement](#), with a preliminary title report, or with disclosures required by law for
 17 the sale of new homes or condominiums under [ORS Chapters 94](#) and [100](#).

- 18 (a) Articles of Incorporation of the Association; including all amendments
- 19 (b) Bylaws of the Association; including all amendments and supplements
- 20 (c) Declaration of Covenants, Conditions, and Restrictions (CC&Rs) of the Development; including all amendments and supplements
- 21 (d) Most recently-approved Rules and Regulations of the Development; including all amendments and supplements
- 22 (e) Resolutions approved by the Board of Directors of the Association
- 23 ● (f) Current or most recent Reserve Study (current means thirty-year funding projection beginning on the first day of the current budget year)
- 24 ● (g) Approved Operating Budget for the Association's current budget year
- 25 ● (h) Year-to-Date Financial Statement of the Association (most recent year-to-date Balance Sheet and Income-Expense Statement)
- 26 ● (i) Year-end Financial Statement of the Association (Balance Sheet and Income-Expense Statement for the most recent 12-month calendar
 27 or fiscal period)
- 28 ● (j) Current Certificate of Insurance (summarizing all the insurance policies maintained by the Association)
- 29 ● (k) Documentation of current assessments; and any notices relating to existing or pending assessments and special assessments
- 30 (l) Approved minutes of the Association's Board of Directors meetings for the past 24 (twenty-four [24] if not filled in) months.
- 31 (m) Property Condition Assessments & Forensic Inspection Reports (documents prepared for the Association or its directors and/or officers
 32 acting in their official capacities, such as inspection reports, studies, bids, or proposals for repair or replacement of any actual or suspected
 33 material defects in the structural integrity or safety of the Development, and its limited elements or common areas)
- 34 (n) Documents relating to claims or demands made by or against the Association relating to any actual or suspected defects in the materials
 35 comprising the Development or related to the structural integrity or safety of the Development or its common elements or areas.
- 36 (o) Independent Accountant's Review Report (required by law if the Association receives \$75K or more in annual revenues from assessments,
 37 which includes revenues generated by special assessments)
- 38 (p) (check if applicable) Additional Documents requested by Buyer: (describe) _____
 39 _____
 40 _____

Buyer Initials CBM / _____ Date 11/28/2025

Authentic Signature
 Seller Initials MSC / _____ Date 11/29/25

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE OREF 024 | Released 03/2025 | Page 1 of 2
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