

## HOA Board Meeting Minutes for January 12, 2026

### Present:

President: Chris Christensen  
Secretary: Allan DeMello  
Treasurer: Elaine Yates - absent  
Director: Valerie Atchison  
Director: Matt Freiheit  
Director: Ty Bein  
Director: Evan Archerd - absent  
Guest: Kat Garrido  
Guest: Ferrell Squyres  
Guest: Jim Falkenstein  
Guest: Dave and Gina Heckley  
Guest: Tia Marten

1. Meeting called to order at 5:08 pm by Chris
2. Minutes from last meeting

Allan sent minutes for December 8th to all board members for review. There were no requests for edits. All board members approved the minutes and Allan will send the December 8th minutes to Ariel for posting on the Clearview website.

### 3. Treasury Report

Chris said that since Elaine could not attend this meeting and that Walsh just sent the financial report out on the 12<sup>th</sup> of January (today) we would postpone the report until the next meeting.

- a. Valerie reported that Evan had produced a map of the irrigation system for the Clearview Park and common areas to aid in the analysis of the reserve account status. She is still waiting for a quote from the landscapers for the replacement of the entire irrigation system (an issue of its age) to provide a worst-case scenario for the reserve account analysis.

### 4. Unfinished Business

- a. The issue of the perpetual garage sale at 100 Poppy Bay.

Dave Heckley said that the sale was happening on his rental property. He said that it originally started out small but now it has gotten much bigger. He added that he would take care of the issue himself. Gina Heckley said that the ongoing sale is not OK but maybe a garage sale twice a year would be OK.

## 5. New Business

Chris said she must step down as HOA President and brought up the idea of having Co-Presidents. This would require a change to the HOA bylaws that would be voted on by the HOA membership present at the meeting.

a. Voting proxies for some of the HOA membership:

Evan Archerd gave his proxy to Valerie Atchison

Tom Heckley, the owner of 148 Poppy Bay and 231 Wintersage, gave his proxy to Dave Heckley

Elaine Yates gave her proxy to Allan DeMello

b. Chris entered the motion for a bylaws change:

The Board of the Clearview of Talent HOA proposes 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. Dave Heckley seconded the motion.

Gina Heckley asked to amend the motion to include the word “may” so that the motion would read:

The Board of the Clearview of Talent HOA proposes that the office of the President of the Clearview of Talent HOA may be split between two Co-Presidents with the approval of the Board for both candidates. Ty seconded the motion.

Chris put the motion to a vote and it passed unanimously. The Clearview HOA can have Co-Presidents if necessary.

c. Elections –

i. Nominations for President(s)

Chris nominated Ty Bein for HOA President but added that she will need to have a Co-President.

ii. Ty nominated Allan DeMello for Co-President. Allan said that he was already filling the position of Secretary. Tia Marten said she would be willing step into the position of Secretary.

iii. Chris asked for a second of the 2 nominees. Valerie seconded the nominations.

iv. Chris put the nominations for President and Co-President to a vote and they passed unanimously.  
Ty will be President and Allan will be Co-President.

v. Nominations for Secretary

Chris nominated Tia Marten for HOA Secretary. Ty seconded the nomination.

vi. Chris put the nomination for Secretary to a vote and it passed unanimously.  
Tia will be Secretary.

Chris mentioned that we still have a board of 7 members.

d. Landscape Committee

Valerie reported that the landscapers need to apply mulch to protect the roots of the trees and vegetation.

Chris said that now is the time to mulch and since it is already approved by the board it needs to get started. She added that she filled out the document that the City of Talent sent out for Clearview's backflow valve.

Dave said that he was one of the people that had a water leak and that he did not know about it until he got the water bill. He asked how do we get the word out to monitor water use.

Valerie said that once water gets turned back on property owners should check for leaks.

Gina asked shouldn't the landscapers check for leaks?

Tia said that this is in the new contract with the landscapers.

Valerie suggested that maybe the homeowners could do their own landscaping.

Dave replied that we would then get a mix of looks on the block.

Chris said she thought the Clearview neighborhood landscape looks nice.

Valerie mentioned that the lawns on Poppy Bay get lots of sun and so need more water. She suggested "xeriscaping" these areas to reduce water use.

Gina added that for yards with slopes or utility poles on them lawns are not the best landscape solution.

6. Q&A – Anything else???

- a. Tia mentioned that there was no incentive to pay the HOA dues in a lump sum. She also asked if the Board had explored implementing a cash app direct pay system for paying the dues.

Valerie said that in the past the banks did not want to set it up.

Chris added that her bank handles her checks to Clearview.

Tia asked if Walsh has electronic services available.

Chris said that direct electronic transfers would have to be set up between Key Bank and Walsh.

Dave Heckley said that he discourages tenants paying with Venmo or PayPal for his rentals.

Kat mentioned that the Clearview website still lists a small discount for payment of dues in advance.

Valerie said that she saw other things that need to be updated on the website and that we need to give the changes to Ariel so she can clean up the website.

- b. Dave asked if we have an up-to-date list of the email addresses for the current property owners.

Tia asked if this is something that Walsh keeps track of.

Dave said that when a property is sold the listing agent is contacted.

Valerie added that the agent needs to inform the new buyer of the HOA website.

Ty said she could add a notice to the bulletin board announcing the website and other information about the HOA.

- c. Matt asked if there should be a time set aside for just the board members to talk together without guests in attendance.  
Kat responded that if we have board only meetings what about transparency. She asked will the conversations be posted on the website? She said that if it is HOA dues related then all property owners are affected. She added that privacy is important but closed door meeting is not a good look.
- d. Tia asked that if the HOA gets a complaint about a resident does the HOA respond to the complainer only?  
Kat said that the Clearview website has information on neighbor to neighbor complaints.  
Valerie added that problems should first be handled in person, neighbor to neighbor, and if necessary the HOA can step in.
- e. Valerie said we should encourage residents to attend the HOA Board meetings.  
Kat mentioned that we should use the bulletin board more often and that it should be kept up-to-date.
- f. Dave asked if the HOA still has dues in arrears?  
Chris said we have liens currently on two properties.  
Ty asked do we know why no payment.  
Chris responded that we don't know the reason.  
Valerie asked Kat if she knew why no payments.  
Kat said that the lien process takes a long time to complete.  
Tia asked how do we get these people to pay their dues.  
Gina added that there is not a lot of enforcement options.  
Dave suggested we increase the penalties and we might get more response.
- g. Valerie asked if the Board meeting time should remain at 5pm on the second Monday of the month.  
Tia suggested polling the Board to see what works best for everyone. She suggested Survey Monkey as an online pole.  
Chris said she would ask Ariel to get input and send out the results.

## 7. Adjournment

Our next Board meeting is Monday, February 9th 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 6:25 pm.