

**Clearview P.U.D. Homeowners Association
A Corporation Not-for-Profit**

Board of Directors Meeting

Date: Wednesday, January 3, 2018

Time: 6:30 pm – 8:00 pm

Place: Jennifer Blanco, 131 Hawthorne

Meeting Notes

1. Establish a Quorum – Randy Olson, Rob Burns, Jennifer Blanco, Jim Hatfield – Board members; Verniece Thomas – Community Association Manager
2. Call Meeting to order – 6:31 pm
3. Reviewed minutes – 11/1/17 – motion made by Rob to approve; motion was seconded by Jennifer; motion approved.
4. Financial Report – estimated tax payment will be made in mid-January.

	11/30/17	12/31/17
Checking #2500400250	\$ 1,708.62	\$ 2,146.30
Savings #2500400269	\$ 191,386.84	\$ 196,048.11
CD – 7/8/17 - .80%	\$ 7,857.48	\$ 7,857.48

5. Previous Meeting Business
 - a. Pond/pump house update – no updates. Request to allow water usage during the shoulder months has been prepared.
 - b. Status of newsletter – reviewed and revised the newsletter with updates since December.
 - c. 347 Buckeye Agreement – has not yet been prepared.
 - d. Landscaping update – Randy – need to have the stumps removed this spring. 15 trees were removed in November.
6. New items –
 - a. Set date for annual meeting – decided on Thursday, March 22 at the senior center – 101 W. Charlotte. Verniece will confirm availability and reserve the space. Meeting will be from 7:00 – 8:30.
 - b. 2017 review – accomplishments
 - i. Pruned and thinned out trees
 - ii. Movie in the park was a success
 - iii. Treated trees for ash borer; also fertilized trees
 - iv. Working with town on park development
 - v. Landscaping has been maintained.
 - c. 2018 goals/plans
 - i. Continue working with town to develop park
 - ii. Movie in park, perhaps combine with BBQ
 - iii. Continue to work on better communication within the subdivision
 - iv. Work with new entity to finalize pond/pump house operation
 - d. Lien – 328 Basswood Avenue – received request to buy the HOA's lien position. Verniece will discuss with attorney to see what the HOA's options are regarding the lien and the property.

- e. Discussed code violation notice variance requests –
 - i. Landscape back and side yard – 165 Alder, Becky Morford. Request sent on 12/1/17 to extend completion date out six months. Board placed deadline of May 1, 2018 for work to be completed. If not, outstanding fines will be assessed.
 - ii. Landscape back yard – 166 Alder, Michael Williford. Requested 120 day extension from November 16, 2017 to complete back yard. Board placed deadline of May 1, 2018 for work to be completed. If not, outstanding fines will be assessed.
- f. Discussed bid prepared by Lee to install bridge in common area at south end of Hickory. Estimate is \$1,800. This is based on bridge being built out of redwood. Board asked for Lee to find out cost if constructed out of compressed wood. This would reduce maintenance expense.
- g. Review and approve invoices – Motion made by Rob to approve invoices; motion was seconded by Randy; motion approved.

7. General Discussion

- a. Meeting has been scheduled with the Town on January 16, 2018 at 4:00 to discuss future park development.

8. Adjourn – Motion made by Jennifer to adjourn; motion was seconded by Rob; motion approved.

Meeting schedule

February 7, 2018 – 6:30 PM – 3120 Woodbine Avenue, Randy Olson

March 14, 2018 – 6:30 PM – Conference call – will be set up by either Jim or Randy

March 22, 2018 – 7:00 – 8:30 – Annual meeting – 101 W. Charlotte Avenue

April 4, 2018 – 6:30 pm – 345 Hickory Lane, Jim Hatfield