

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

Board of Directors Meeting

Date: Wednesday, January 5, 2022

Time: 6:30 pm – 8:00 pm

Place: Microsoft Teams

Meeting Notes

1. Established Quorum – Jim Hatfield, Anna Marie Almanza, Rob Burns, Randy Olson – board members present; Louie Abuso, Ron Oberem, Miles Thompson – board members absent; Verniece Thomas – property manager

2. Called Meeting to order at 6:45 pm

3. Reviewed minutes – 12/7/2021 – motion made by Rob to approve minutes; motion to approve was seconded by Randy; motion approved.

4. Financial Report

	11/30/2021	12/31/2021
Checking #2500400250	\$ 4,281.05	\$ 4,005.54
Savings #2500400269	\$ 128,670.63	\$ 132,702.40
CD – 7/08/21 - .30%	\$ 8,097.03	\$ 8,097.03

5. Previous Meeting Business

- a. Irrigation pond/pump/landscape update – Randy
 - i. Ace update – sprinkler/water line repair – Ace is starting on the project. Randy emailed out update with the invoice that was received.
 - ii. Landscape companies proposals – Revising the 2021 contract – will send out to multiple vendors for bids.
- b. Lighting contest – results - 1st – 309 Basswood, Wes Hartman; 2nd – 166 Alder, Michael Williford; 3rd – 111 Buckeye, Louis Abuso. Jim delivered the gift cards and recipients were happy to receive their prizes.
- c. Bylaws – Non-potable water entity – authorization to open checking account – motion made by Rob to approve the bylaws and to give Verniece Thomas authorization to open checking account on behalf of Clearview Non-potable Management, Inc.; motion was seconded by Anna Marie; motion approved.
- d. Quote – monument signs – discussed the bid that was received. Decided to give Bert Lutey another opportunity to get the lights to work. Verniece will check and see what it would cost to install a digital sign.

6. New items –

- a. Annual meeting – topics to discuss – Jim will put together a list of the items that the HOA worked on during 2021. He will send out to board for review prior to meeting.
- b. Zoom invite? – Anna Marie will set up the Zoom invite.
- c. Budget – sign improvements, water line locate/upgrade, etc. – items to include in the budget
- d. Impact of school on retention pond, storm water drainage – per the Town Manager, Matt LaCerf, drainage should have been addressed during the design and approval process. Should not impact the retention pond.

e. Reviewed invoices – Motion made by Rob to approve invoices; motion was seconded by Randy; motion was approved.

7. General Discussion

8. Adjourn – motion made by Rob to adjourn; motion was seconded by Anna Marie; motion approved. Meeting was adjourned at 7:45 pm.

Meeting schedule

February 2, 2022 – 6:30 pm – Meeting to approve invoices

February 2, 2022 – 7:00 pm –Annual meeting

March 2, 2022 – 6:30 pm – Teams or in-person?