

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

**Board of Directors Meeting**

**Date: Wednesday, February 11, 2015**

**Time: 6:30 pm – 8:00 pm**

**Place: 3120 Woodbine Lane – Randy Olson**

**Meeting Notes**

1. Establish a Quorum – Randy Olson, Brandon Ostmeyer, Ernie Lane, Teri Zeitler, Amanda Goodale, Rob Burns – Board members; Verniece Thomas – Property manager
2. Call Meeting to order – 6:40 p.m.
3. Reviewed and Approved minutes from January 14, 2015 meeting – Motion made by Amanda, second – Rob, motion approved.
4. Financial Report as of 1/31/15

Checking #25004000250	\$ 2,332.08
Savings #25004000269	\$ 49,364.21
CD – 7/8/14:	\$ 7,713.44 – rate .40%

5. Previous Meeting Business
  - a. Annual meeting debrief – disappointed in the turn out, especially since the notices were distributed and mailed. Suggestions to improve attendance:
    - i. Meeting be held on Sunday afternoon. People might be more available to attend. Teri could put a survey question on the website to see what day and time would work better for the residents.
    - ii. Revise covenants/bylaws so that a quorum would be the number of people in attendance – approve of motions would be by a 2/3 majority. May be able to make this revision through a mail-in ballot.
    - iii. Incentive to attend – have a drawing – winner will have association dues waived for year - Motion was made by Ernie, second by Teri, approved to offer incentive to attend.
  - b. Status of Cougar Land Services permit – Project has been put on hold
  - c. Outlot ownership – Discussed with attorney – should obtain signatures on Quit Claim deeds from Advantage Bank and Brian Boos if possible.
  - d. Landscape contract approval – reviewed the revisions that were made to the landscape contract prior to sending out to landscape companies. Motion to approve the landscape contract was made by Amanda, second by Ernie, motion approved.
6. New items –
  - a. Annual meeting discussion items – attached memo
    - i. Removing the runners behind Mickey's house at the south end of Hawthorne – Randy will discuss with tree service as to how this should be done.

- ii. Obtain a bid from fencing company to evaluate/repair the HOA fences around the subdivision. Randy will contact the company that was used to repair Jack Bates' fence last year.
- iii. Approved quote from Schra Tree Care to spray and fertilize the trees in 2015. The quote is for \$1,895. Motion was made by Brandon, second by Teri.
- iv. Start discussion of other items on memo in March, April.
- b. Fence request – Darin Pesola - 164 Basswood Avenue – reviewed application – motion made by Amanda to approve, second – Brandon, application approved.
- c. Request for house paint color approval – Brandon Ostmeyer – motion made by Rob to approve, second by Ernie, motion approved – Brandon abstained from the vote.
- d. Update from KD & Kompany (if available) - none
- e. Approve invoices – Motion by Amanda to approve, second by Brandon, motion approved.

7. General Discussion

- a. Outlot G – tax assessment – Verniece will check with the Town as they are the ones who placed the assessment on the property.
- b. Newsletter will be sent out in April.
- c. Teri will put information on website regarding the construction dumpsters. They are not to be used by the general public.

8. Adjourn – 8:30 p.m.

Meeting schedule

March 11, 2015 – 6:30 PM – 262 Buckeye Avenue – Amanda Goodale

April 8, 2015 – 6:30 PM – 345 Hickory Lane – Jim Hatfield