

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

**Board of Directors Meeting**

**Date: Wednesday, July 7, 2021**

**Time: 6:30 pm – 8:00 pm**

**Place: Microsoft Teams**

**Meeting Notes**

1. Established a Quorum – Miles Thompson, Jim Hatfield, Rob Burns, Randy Olson, Ron Oberem, Anna Marie Almanza – board members present; Louie Abuso – board member absent; Verniece Thomas – property manager
2. Called meeting to order – 6:35 pm
3. Cassie Collins – 413 Hickory Lane – Cottonwood tree situation – Janet Collins spoke regarding the problem with cottonwood tree next door. The tree is a cotton bearing tree and it has been shedding a tremendous amount of cotton on her yard, vehicles, etc. this year. She has discussed with the owner of the tree but so far there hasn't been an attempt to resolve the issue. The tree was planted prior to the town ordinance restricting the planting of cotton bearing cottonwood trees so there is no precedent for requiring that it be removed. Several suggestions were discussed. Ms. Collins will get a bid to have the tree removed and have further discussions with the tree owner to try and reach a mutual agreement as to the status of the tree.
4. Reviewed meeting notes from the 6/2/2021 meeting. Motion was made by Rob to approve the meeting notes; motion to approve was seconded by Ron; meeting notes were approved.
5. Financial Report – invoices and letters were sent to those with delinquent accounts providing them an option to set up a payment plan in order to pay delinquent accounts. Homeowners will have until July 20<sup>th</sup> to pay the delinquent invoice or set up a plan for payment. After that date the HOA has the option to file a lien on the property. A motion was made by Miles and seconded by Ron to file liens on all delinquent accounts \$350.00 or more unless the homeowner communicated with the management company to request a payment plan. The homeowner will be notified of the existing lien and outline the steps required to have the lien removed. Motion was approved.

	5/31/2021	6/30/2021
Checking #2500400250	\$ 8,043.44	\$ 3,353.91
Savings #2500400269	\$ 144,096.76	\$ 143,672.15
CD – 1/08/21 - .50%	\$ 8,076.98	\$ 8,076.98

6. Previous Meeting Business
  - a. Irrigation pond/pump/landscape update – Randy gave an update on the pump issue and the repairs that were made to the pump. The pump is working now. Verniece and Randy are working to get copies of the documents that were damaged by the water in the pump house.
  - b. Original irrigation plans were provided to the HOA by Crow Creek construction. They should help answer some of the irrigation issues that have occurred.
  - c. Geocache update – no update – remove from the agenda
  - d. Garage sale seemed to have been successful. Did not hear of any complaints. Movie in the park will be Saturday, August 7. There will be several food trucks at the park. Will need to rent or

find someone with a generator as Rob no longer has his generator. Verniece will check with Ruben S. in Filing 4 to see if he has one that may be used.

7. New items –
  - a. ACC shed request – 3132 Woodbine Lane – Dave Robbins – motion made by Rob to approve; motion seconded by Anna Marie; motion approved.
  - b. ACC fence request – 239 Hawthorne Avenue – Quentin Scripter – motion made by Rob to approve; motion seconded by Randy; motion approved.
  - c. ACC fence and patio alterations request – 121 Silverbell – Larry Diede – motion made by Rob to approve; motion seconded by Miles; motion approved.
  - d. New legislations regarding HOA administration – discussed legislation recently signed by Governor regarding signs, flags, etc. Will discuss in depth at later meeting the implications of the legislation on the HOA and compliance.
  - e. Covenants/Rules and Regulations – at this point the rules and regulations are combined in several documents on the website. Jim will separate each of the guidelines for easier reading and access to topics. He will send out to board.
  - f. Reviewed invoices – motion made by Rob to approve the invoices; motion seconded by Miles; motion approved.
8. General Discussion
  - a. Discussed the need to add electronic payment option to website. Motion made by Miles to adopt an electronic online payment option on the website; motion seconded by Randy; motion approved. Verniece will move forward with working with Rob to add an electronic payment option to the website.
  - b. Discussed landscaping the area adjacent to the walking path on the south side of the detention pond. Miles offered to check into landscaping options to present at the August meeting.
9. Adjourn – motion made by Randy to adjourn the meeting; motion seconded by Jim; motion approved. Meeting adjourned at 8:15 pm.

Meeting schedule

August 4, 2021 – 6:30 pm – Microsoft Teams

September 1, 2021 – 6:30 pm – Microsoft Teams