

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

## Board of Directors Meeting

**Date: Wednesday, July 11, 2018**

**Time: 6:30 pm – 8:00 pm**

**Place: 131 Hawthorne Avenue, Jennifer Blanco**

# Meeting Notes

1. Established a Quorum – Brianna Waugh, Jim Hatfield, Jennifer Blanco; Randy Olson – Board members; Verniece Thomas – Community Association Manager; Ana Marie Almanza – Board candidate; Miles Thompson - Resident
2. Called Meeting to order – 6:30 pm
3. Reviewed minutes from June 6, 2018 – motion made by Randy to approve the minutes; motion was seconded by Jennifer; motion approved.
4. Financial Report – discussed taking outstanding dues to Small Claims court. Verniece will check out the process with the County.

	5/31/18	6/30/18
Checking #2500400250	\$ 3,224.42	\$ 2,951.30
Savings #2500400269	\$ 225,757.38	\$ 216,294.07
CD - 1/8/18 - .80%	\$ 7,889.23	\$ 7,889.23

5. Previous Meeting Business
  - a. 347 Buckeye Agreement – not completed
  - b. Board member application – submitted by Ana Marie Almanza – after review of application and interview a motion was made at the end of the meeting to approve the application. Motion was made by Brianna; motion was seconded by Jennifer; motion was approved. Welcome Ana Marie Almanza to the Board.
  - c. Garage sale – June 30 report – the event appears to have been a success. There was good traffic throughout the day. Brianna picked up the signs advertising the sale. The garage sale will be held on the last Saturday of June in 2019.
  - d. Ballot report - counted ballots – received approximately 50 ballots – 29 ballots needed to be returned to establish a quorum. Results of the ballot are as follows:
    - i. Article IX, Section 5 Permitted Uses – Paragraph 2 – parking –

Yes – 29	No – 19
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    - ii. Article IX, Section 13 Animals –

Yes – 27	No – 22
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  - e. Survey question to combine Clearview PUD HOA/Clearview 4 HOA

Yes – 31	No – 20
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  - f. Bike rack update – Jim – bike rack will be installed in the next few days.
  - g. Irrigation Pond update – Construction payment approval – Motion made by Brianna to make installment payment to Crow Creek Construction in the amount of \$55,250.00; motion was seconded by Randy; motion was approved.
  - h. Landscaping update – Randy – Ace of Blades cleaned out the raceways in the detention pond. Did an outstanding job this time. So far minimal problems with the irrigation pond and pump house. There is a build-up of moss in the pond. Have not had any major problems with the sprinkler heads.

- i. Concrete update – Randy – pads for bike racks and the trail from the greenbelt at the end of Hickory to the Hawthorne cul-de-sac are being formed. Cross-Co Concrete requested down payment on the invoice to cover initial expenses. The amount requested was \$10,035.00. After discussion a motion was made by Randy to pay Cross-Co Concrete the requested amount; motion was seconded by Jennifer; motion was approved. Balance will be paid upon completion of the job.
6. New items –
  - a. Reviewed resident complaints – reviewed the items that were listed by the resident. There are dead trees in the subdivision. This will be followed up on by management. Code violation notices have been given to those who have weeds that exceed 10" in height. In regard to weeds in the street the HOA does not own or manage the streets.
  - b. Movie night – August 4 was selected as the date for the Movie in the Park. The movie to be shown is “CoCo”. Jim will contact food truck operators to see if they will be able to come to the park prior to the showing of the movie.
  - c. How to increase boards effectiveness – postpone to future meeting
  - d. Architectural control procedure – postpone to future meeting
  - e. Website updates – will follow up with Rob as he monitors and posts board activities on the sites.
  - f. Grants – north side of park does not fall under the control of the HOA. We will investigate grant opportunities to further expand the west side of the park.
  - g. Reviewed invoices – motion made by Randy to approve invoices; motion seconded by Brianna; motion approved.

7. General Discussion

8. Adjourned – 9:00 pm

Meeting schedule

August 1, 2018 – 6:30 pm – Brianna Waugh, 3035 Ballentine Blvd

September 5, 2018 – 6:30 pm – Randy Olson, 3120 Woodbine Lane