

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

Board of Directors Meeting

Date: Wednesday, October 3, 2018

Time: 6:30 pm – 8:00 pm

Place: 347 Buckeye Avenue, Anna Marie Almanza

Meeting Notes

1. Established Quorum – Jim Hatfield, Randy Olson, Rob Burns, Anna Marie Almanza – Board members; Brianna Waugh was not in attendance; Jennifer Blanco is moving out of the subdivision and will no longer be a board member; Verniece Thomas – Community Association Manager
2. Called Meeting to order – 6:35 pm
3. Reviewed minutes – 9/5/18 – Revise item 5c to state that newsletter will be sent out in November. Motion made by Rob to approve with revision; motion was seconded by Randy; motion approved.
4. Financial Report – two delinquent accounts were filed with Weld County Small Claims court in September.

	8/31/18	9/30/18
Checking #2500400250	\$ 5,623.11	\$ 3,313.56
Savings #2500400269	\$ 131,200.74	\$ 123,032.13
CD – 7/8/18 - .80%	\$ 7,920.60	\$ 7,920.60

5. Previous Meeting Business
 - a. Irrigation Pond update – Randy – Ditch water was shut off the last week of September. He sent an email to John Franklin requesting the use of the Town water. The pond will be mowed this fall and the residue will be burned next spring. The moss will also be treated.
 - b. Landscaping update – Randy – the invoice from Ace of Blades regarding pond maintenance was not itemized. Randy will contact Ace of Blades to obtain an itemized invoice. We will probably not have Ace of Blades do a fall cleanup. There are several trees that may be dying. We will wait and see if they bud out next spring before removing them.
 - c. Code violation enforcement procedures – discussed the various procedures that currently exist in the documents regarding code violations and code enforcement. After lengthy discussion it was decided that it needs to be determined which documents take precedent as numerous ambiguities exist in the current documents. There was also discussion as to how the recent revisions should be written into the existing documents or if the documents should be rewritten. Verniece will start the process of obtaining bids from attorneys that specialize in HOA documents to determine how the HOA should proceed.
6. New items –
 - a. Snow removal contract – motion made by Rob to approve contract submitted by Ace of Blades; motion was seconded by Anna Marie; motion was approved.
 - b. Holiday lighting contest – we will conduct a contest this year. There will be two categories – House and yard decorations that include Inflatable decorations; house and yard decorations that do not including inflatable decorations. A \$75 gift card will be awarded to the winner in each category. A yard sign will also be placed in the winning yard for the month of January noting that the house was the winner of the holiday lighting contest in each category.

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

7. General Discussion

8. Adjourn – motion was made by Rob to adjourn; motion was seconded by Randy; motion approved. Meeting was adjourned at 8:55 pm.

Meeting schedule

October 3, 2018 – 6:30 pm – Anna Marie Almanza, 137 Buckeye Avenue

November 7, 2018 – 6:30 pm – Jim Hatfield, 345 Hickory Lane