

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

## Board of Directors Meeting

**Date: Wednesday, October 14, 2009**

**Time: 6:30 pm – 7:30 pm**

**Place: Jim Hatfield's home**

## Minutes

### 1. A quorum was not established

Lance Walker	Vice-President	131 Hawthorne
Jim Hatfield	Secretary	345 Hickory
Verniece Thomas	PB Roche Solutions	
Tom Page	Board Member	408 Hawthorne

2. Since a quorum was not established, the participants began discussing the agenda items at about 6:45. No decisions can be made.

### 3. Approve minutes

a. This activity was not done.

### 4. Old Business

a. Preview the website and facebook prototype

i. Jim created a website and demonstrated it

<http://sites.google.com/site/clearviewhoa/>

Verniece will supply Jim with copies of the official HOA procedures, etc. to be posted.

Jim will maintain the website.

ii. Lance created a facebook page and demonstrated it

<http://www.facebook.com/profile.php?id=100000159191719>  
or

login to facebook.com with your own ID  
and search for 'Clearview HOA'

Lance will maintain and monitor the facebook account.

- b. Money market account  
August interest was \$19.39. money changed to a different account type at the same bank
- c. CD interest earned - \$9.50
- d. Update on the bench  
Mike will install it at the south end of Hawthorne, under the light
- e. Snow removal contracts  
We received 2 bids (Verniece had printed copies). In addition, Lance and Tom suggested that the HOA buy its own snowblower and a shed, and Lance and Tom would clear the walks, etc. They will price it out and we can consider it with the other bids. Verniece will determine what liability insurance needs this would require.
- f. HOA goals  
We did not discuss this topic.

## 5. New Business:

- a. Neighborhood watch  
Lance will ask Officer Steve Bakovich if he could attend our Nov. 11 meeting to discuss with us what the current state of the Watch is in our neighborhood, and what we can do to publicize, extend or reactivate it. Consider the possibility of Steve doing a presentation at the January general meeting. Note: problems last time included dealing with background checks.
- b. Email from Randy Olson regarding the Great Western Rail line  
Randy Olson initiated an email thread about the railroad making a new crossing over CR 13, and the threat of storing cars just south of the neighborhood. He provided useful information and contacts. Verniece has been following up with John Franklin, the RR company, the county commissioner and others, gathering information about what they are

actually doing, our rights, etc. She will continue to inform the Board of the activities during the next month.

c. Board election procedure

Verniece informed the Board that the HOA Bylaws seem to be contradictory. She will check with GLH and an attorney for clarification (does the declarant install the Board ? or do the residents elect the Board?). There is also no clear 'term of office' specified. We should be able to do an election as we did last year.

Verniece will prepare a notice asking residents to nominate people for Board positions. She wants to have ballots ready for the January general meeting, so that we can vote and announce the results at the meeting.

d. Set date for annual meeting in January

January 26 from 7:00pm - 8:30pm at the old Johnstown town hall  
Cost should be about \$75. This is already in the budget.

6. General discussion

a. A resident died this week: Harry Newberry  
Verniece will send a card on our behalf.

b. Dog poop bag station (signs and bags)

Two were installed 2 weeks ago. Mike made these.  
So far, no filled bags have been left on the ground. People must be taking them home to discard. Mike needs to tighten the flange on the dispenser to make them easier to use.

7. Set meeting schedule

- a. November 11, 2009 - 6:30 pm - Jim's home
- b. December 9, 2009 - 6:30 pm - (location TBD)
- c. January 13, 2010 - 6:30 pm - (location TBD)

8. Adjourn – Meeting was adjourned at approximately 7:30 pm.