

Minutes Clearidge HOA Board Meeting

4610 Cypress Drive, Anacortes

November 14, 2024

Board Attendees: Janet Duncan, Timothy Hall, Barbara King, Walter Racette, Warren Walz
Absent Board member: Web Master Tom Young

President Janet Duncan called the meeting to order at 2:01 PM. The 9/16/24 minutes were approved as amended by the board. The board accepted as presented the treasurer's report of 11/7/24. The report is to be filed with the 11/14/24 minutes.

Treasurer Warren Walz reported there are unused donations specifically designated for landscaping. Warren suggested appropriate use of these funds should be discussed in the landscape discussion at this board meeting.

President Janet Duncan and the other board members agreed to invite the Yips to the next board meeting.

Janet will draft a one-page letter informing all Clearidge property owners of the annual meeting. Warren will prepare the 2025 ballot, which only property owners/HOA members who have paid their 2024 dues will receive. The financials will be on the backside of the ballot. Warren's home printer can handle sorting and printing of envelope addresses.

The board desires the annual 2025 meeting date be February 9 at 3 pm. Barbara King will ask for that date/time at the United Methodist Church of Anacortes. Simple refreshment will be planned.

A sympathy card from the board was signed and will be sent to Sam Stone, whose husband recently passed.

Tim Hall led the landscaping discussion. Tim stated a protocol is needed such that professionals, rather than a few property owners, can do the frontage landscape work. The board needs to convey a vision for the frontage, emphasizing there may be a five or ten year time frame for the frontage landscaping to emerge from a lengthy transitional period. The transitional period can be difficult. Tim pointed out ground covers "come and go." We have at this time established landscaping, but a plan is needed that goes forward.

On October 18 Tim installed 15 native plants in the frontage as the first step in the "proof of concept" for transitioning away from the aging existing plum trees to a matrix of native species of trees and shrubs. The plantings were focused in a 16 x 75 plot and consisted of 6 Nootka rose, 3 mock orange, 3 snowberry, and one each of cascara, vine maple, and beaked hazelnut. The Nootka rose and mock orange were planted in groups of three as they are often used as thickets or hedgerows. The other plants spread out over the plot area. The following morning protective cages were placed around the three tree species (maple, cascara, hazelnut) to prevent deer browsing. The other species were left unprotected as they are considered deer

tolerant and are shrubby by nature and should be able to tolerate some browsing. The tallest of the three tree species is the cascara which some sources state is 30 ft but one I planted over 30 years ago is happy at a petite 20 ft.

Tim's timing of planting was based on soil moisture content as the fall rains began. Test holes were dug the day before confirming the soil was moist but not soggy; Rains began right as the planting was completed and the long term forecast suggests the rainy season has begun in earnest. No watering or plant maintenance is expected until spring. The need for supplemental watering during the first summer is highly likely as is a top dressing of mulch around the new plantings to retain soil moisture during this period.

The soil status on the frontage is pretty dismal. Soil is generally much better toward the sidewalk and gets progressively poorer upslope. Upslope is an unpleasant clay hardpan which is difficult to dig in. It's not impossible to grow things in clay but it does not drain well and is tough for roots to grow into. When we assess the success of various plants we'll need to consider which did best in tolerating the clay substrate and, if necessary, consider alternate species for the next round of plantings.

Tim said Three Men and a Mower will be notified so they know that our plan has been implemented. We may need to work with them regarding the caged plants and weeding within the cages.

Tim cautioned that next year will give us information on how the above planting actually does. It was questioned if larger plants can be planted next year, but Tim said larger plants are more vulnerable than smaller plants. It was again noted that next year mulch should go around the recent October plantings. No more planting should take place until spring 2025. Deep watering likely will be needed twice next summer.

Meanwhile, the board decided how best to use the current landscape donations. The west end of the frontage needs cleanup. At least one tree needs to be cut and hauled away. Tim will explore the cost of the desired work the board wishes done before the end of the year. The cost is not to exceed \$3000. A vote via email will be taken by the board on plans that Tim will send regarding the cost of the discussed work..

It was decided not to change the GoDaddy password until talking with Tom Young at the December board meeting.

The meeting adjourned at 3:00 PM.

Next Meeting: December 12, 2024, at 2 PM

Respectfully submitted,

Barbara King, Secretary