

**Clearidge HOA Annual Meeting
Draft Minutes
January 28, 2024**

The 2024 annual meeting was held at the United Methodist Church of Anacortes. The meeting was an “in person” meeting without Zoom availability or audio/visual equipment.

President Janet Duncan called the meeting to order at 3:05 PM and welcomed all who were present. As president, Janet introduced the board members: Tim Hall, vice-president; Barbara King, secretary; Warren Walz, treasurer; and Walter Racette, new board member. All present introduced themselves and gave their property location. Janet indicated the board elects its officers at the first scheduled meeting after the annual meeting.

Janet gave a brief introductory overview of Clearidge's two divisions. She stated Division I was established in 1979 and Division II in 1982. The divisions have identical protective covenants. There is a total of 199 properties. Of these, approximately 30 are rentals, 8 are vacant lots, and 161 are owner-occupied.

Karen Hall gave the vote tabulations as follows: Duncan (2), King (1), Hall (3), Racette (1), Walz (7), and approval of all the nominees for the board (25), which consists of Duncan, Hall, King, Walz, and Racette. Twenty-nine persons voted for the presented 2024 budget and one voted against. Tom Young was suggested for a future board. Leslie Krous indicated interest in being on the board.

Tim Hall briefly described board responsibilities. Tim made clear the board has no legal authority and cannot litigate problems for property owners; but the board can be a helpful conduit and has developed a useful list of phone numbers and contact information. This list was made available to all Clearidge HOA members in the late summer mailing. Tim indicated some complaints involve tall trees and views. Janet added she fielded safety and appearance concerns with vacant lots. Warren Walz added that the board does not have the power to require all 199 property owners to pay HOA dues and that dues are voluntary. It was mentioned there is an architectural committee which operates apart from the board and does have responsibility to approve new construction in Clearidge.

Janet’s brief overview of the 2023 year and goals for 2024 largely included the frontage work. A major accomplishment was the spreading of 33 cubic yards of bark on the frontage in the fall with the aid of the Anacortes high school wrestling team. This saved Clearidge much expense and provided a community volunteer service for the team. Janet pointed out almost all of the dues income goes for landscaping the frontage. She

said there is a current four-year rotational plan in place, but the plan is to be re-evaluated and revised accordingly. The red-flowering plums are forty-plus years old and will not last forever. Expert opinion will be sought. Whatever decisions are made concerning trees and other plantings, the process will be a slow one.

Janet introduced Tom Young who maintains our website, a most valuable communication resource for the HOA members. Janet mentioned she responded to five complaints. Some were handled by referral to the City of Anacortes. She affirmed that a board goal is to advocate for the good of the community.

Warren Walz presented the treasurer's report and the 2024 budget. The Clearidge HOA bank change to US Bank made use of a debit card and Zelle payments available. Warren stated 12 persons paid using Zelle this year. 126 property owners paid dues in 2023. Dues will dribble in. Only dues-paying members have the privilege of voting. The treasurer's report was accepted as presented.

Those attending reviewed the 2023 draft HOA annual meeting minutes. Mike Bancroft voted to approve the minutes. Kat Peterson seconded. The report was approved without change.

Open discussion ensued. Janet encouraged joining the board. It was suggested links for groups such as Anacortes Community Page and Clearidge Neighborhood Watch would be useful information on the HOA website, although it would need to be clear there is no actual HOA involvement with these sites. Janet mentioned it would be excellent if we had email addresses for all 199 property owners. Currently only about half that number are known. Kat Peterson thanked the board for relooking at the frontage landscape plan and reevaluating what should happen. Kat also encouraged the City to get the San Juan Passage trees on Oakes trimmed and that did happen. Janet gave a final mention of the board's willingness to respond to concerns.

The meeting adjourned at 3:48 PM.

Respectfully submitted,

Barbara King, Secretary