

**Cliff Rose HOA Board of Directors Meeting Minutes
May 21, 2020
Meeting held via Zoom conference call**

Board Members Present:

**Catherine Craig, Robert Sledge, Marty Zwilling, Peggy Walker, Olivia Lee, Libby Zwilling
HOAMCO Manager: Ashley Beumer**

Call to Order: The meeting was called to order at 2:06 p.m. by President, Catherine Craig.

April 2020 Minutes: Marty made a motion to approve the April 16, 2020 minutes and Robert seconded. The minutes were approved.

HOAMCO Management Report: Ashley gave her report on the previous month's activities. Ashley received over twenty calls with questions ranging from violation notices received, exterior lighting, trash cans left out, RV lot questions, multiple calls from realtors, several calls from residents asking about home improvement projects, i.e., new driveway with pavers, swimming pools, fence installation, etc.

Ashley sent out about a dozen emails to homeowners asking for rental information on their tenants (just to keep our list current). She received back emails from over half the owners.

Ashley had Rodney (our landscaper) weed whack the RV lot – the work was completed in April.

The Cliff Rose sign at Highway 89 and Prescott Lakes Parkway was damaged several months ago and has now been repaired.

Olivia asked who owned/was responsible for the area surrounding the sign. The vegetation is overgrown and needs to be cleaned up. This area belongs to the City; Catherine will follow up with the City.

RV Report: Ashley advised that there are 26 spaces occupied and 14 spaces vacant. Catherine has notified the residents that have a space in the RV lot that we will no longer be providing pest control for the lot and that the RV Lot Manager duties have been moved from Rudy Duarte to HOAMCO. Olivia noted that someone had left the entrance gate open. We questioned whether or not the first chain to get to the drive that leads to the lot was necessary. The padlock on the chain is difficult to open. We discussed whether to remove the entire chain or to put the 'Do Not Trespass' sign on the post. Catherine will follow-up.

Treasurer's Report: Marty gave his report. Income is still trickling in from annual dues, RV Lot contracts, and penalties, totaling \$840.35 for the month. Expenses totaled \$6,840.29 and will continue to exceed income for the remainder of the year. Individual expenses of note included \$2,381.00 for HOA insurance payments, and \$2,160.00 for recent legal fees.

The reserve fund now totals \$54,756.40. When combined with the Operating Account balance of \$23,110.35, this gives us a healthy cash position of \$78,648.52.

Libby motioned to approve the Treasurer's report and Catherine seconded.

Architectural Review Committee Report: Olivia gave her report on the past month's requests. Ten requests were approved, including, slope grading, solar installation, patio replacement, installing paver steps, home repainting, retaining wall, new fence, and lattice replacement. Olivia also reported that there have been no issues with new building. Olivia mentioned that several neighbors have contacted her asking about what their neighbors are doing and if they have gone through the ARC for approval of this work.

Social Report: Libby reported that she had delivered two welcome baskets to two new residents to Cliff Rose. Welcome to the Treese family and the Johnson family. She has hopes of delivering two more baskets this coming week.

Libby has taken on the responsibility of keeping the Cliff Rose directory as up-to-date as possible. If you have changed your email or phone number, please send an email to Libby at libbyzw@cableone.net with your new information.

Maintenance Report: Robert gave this report. When we had our fire mitigation work done in Area CR140 several months ago, the company that did the work had left deep ruts in the road with their heavy equipment. After Ashley contacted them, they returned to smooth out the ruts. The work has been done and looks great.

There has been significant work done on the water main project along Marvin Gardens and Oriental Ave. The homeowners are still able to come and go on the streets. It is still scheduled to be wrapped up in the Fall.

Last month Robert reported that there was an erosion problem at Boardwalk near Rosser. Robert and the homeowner met, and Robert is confident that the problem was not caused by the homeowner, but instead was caused by water flowing across Boardwalk after rainfall.

There is another erosion issue on Boardwalk near St. James. The land/gully between two homes is seriously eroding away and will need to be corrected. The homeowner has been notified and has been asked to fix this problem.

The weeding schedule is being handled by Rodney. The area along Bloominghills Drive, CR 407, was getting very heavy with weeds; Rodney was able to complete this work.

Compliance Report: Robert noted that there were 24 open violations. There are a lot of weed issues. Five of the violations were first notifications (fine notice-after the initial 21-day notice). There were no second notices sent out. Out of the 24, two are on "monitor." This is more than normal. A lot of our issues relate to garbage cans being left out.

There were a number of lighting violations for the exterior lights being too bright. Robert will investigate and report his findings to HOAMCO.

Communications Report: Our new board member, Peggy Walker, posted last month's minutes as well as an invitation to this Board Meeting on the Nextdoor Site.

Web Site Report: Marty reported that he has updated the web site with a map of the RV lot spaces as well as putting the RV request form on the web site. He has updated the Picture Section with new pictures of pets and scenery. He updated one on-line form that was out of date. He regularly updates the Action Messages at the front of the website. Please feel free to send pictures of your pets or scenery pictures to Libby at libbyzw@cableone.net.

The next Cliff Rose Board meeting will be held on June 18, 2020 at 2:00 p.m. Because of the Coronavirus, the location is to be determined (teleconference or HOAMCO). Please check our website (cliffrosehoa.org) for information on this next meeting as the time gets closer.

There being no further business, the meeting was adjourned at 2:49 p.m.

Submitted by Libby Zwilling, Secretary