

**Cliff Rose HOA Board of Directors Meeting Minutes
March 18, 2021**

The meeting was held via Zoom conference call

Board Members Present: Peggy Walker, Marty Zwilling, Bill Colwell, Libby Zwilling, Olivia Lee
Catherine Craig

Board Members Absent: Chris Lewis

HOAMCO Manager Present: Ashley Beumer

Call to Order: The meeting was called to order at 2:04 p.m. by President, Peggy Walker. Peggy delivered a Board Packet to all Board members in advance of the meeting.

NOTE: Kamie Cismoski, our ARC Director, had to resign due to a new job position. Olivia Lee is now the ARC Director and Marty Zwilling will be handling the Communications/Web Site.

Approval of February 18, 2021 Regular Board Minutes: The Board voted unanimously to approve the minutes.

HOAMCO Management Report:

- Ashley received 26 calls/emails from residents regarding ARC matters, their 2021 dues, violation letters, RV lot questions, exterior lighting, ditch maintenance, etc.
- She received three calls from realtors with various questions.
- She met with Diego Landscaping in February requesting that he put in a bid for our landscaping. She has not heard from Diego.
- The RV lot has 15 spots vacant and 25 spots occupied.

Ashley reported that a resident had requested the City to post "no parking" signs on one side of Reading. The City did post several signs and the City is responsible for enforcing that.

Peggy discussed the parking situation at Short Line Lane. There is a major parking problem on Short Line. At last month's meeting, the Board discussed the possibility of taking the common area at the end of the Lane and turning it into a small parking lot. After discussion, it was decided that doing anything to that area would not be feasible.

Treasurer's Report: Marty gave his monthly report, showing income of \$779.78 for February, and expenses of \$4,676.67. Income activity for yearly assessments is essentially complete. Expenses of note included Fire Mitigation final for CR294 of \$3,100.00 and February HOAMCO expenses of \$764.10.

The reserve fund now totals \$55,573.81. When combined with the Operating Account balance of \$24,772.31, this gives us a current healthy cash position as of this date of \$81,325.87.

Catherine motioned to approve the report and Libby seconded.

Architectural Review Committee Report: Olivia gave the ARC report noting that the committee received ten requests this month. The approved requests consisted of solar installation, repainting, re-roofing, deck replacement, updating landscaping and installation of a new shed. One request is still pending. There are no new builds in Cliff Rose.

Social Report: Libby reported that she had delivered a welcome basket to Gabriel & Heather Viskovich who moved into their home on Short Line Lane. We welcome you to your new home.

Maintenance Report: Bill reported that he removed the No Trespassing sign at the pocket park. We will work on getting a more professional looking sign put up.

Compliance Report: Libby and Peggy gave the Compliance report. Sandy (our HOAMCO Compliance Officer) sent out multiple Courtesy Letters for the various issues, i.e., parking

vehicles on the landscaping, storing items where visible from the street, homes needing to be painted, trash containers left out and a basketball hoop left out and on its side.

Peggy wrote an article for E—blast to our residents advising what our Compliance Officer will be looking for in the coming months. She has received several positive calls and emails from residents thanking her for providing this information.

A question came up regarding maintenance of ditches and drains. Peggy advised the Board that a resident wanted to know if the Association would be clearing out the drainage ditch beside her home. She was advised that the clean-out is the responsibility of the homeowner.

Bill pointed out that there are several HOA ditches that we do need to maintain. He will look for a professional to provide us with an estimate on this work.

Communications / Web Site Reports: Marty has updated the website as necessary with the new Board changes.

On-Going Business:

UPM: Peggy and Ashley were see if Cliff Rose could get something going regarding the Undeveloped Parcel Maintenance (UPM). It was decided that this type of program would not work well for our community.

CC&R's: Peggy has been working with Catherine, Marty and Libby on the CC&R's. Peggy and Ashley will be meeting with our attorney to go over what the Board has come up with. Some questions, in particular, to ask our attorney relate to the Utilities Section, Antennas, Signs, Single Family Use Homes, the storing of rubbish and other property which make the lot unclean or untidy and Rental Properties.

There being no further business, the meeting was adjourned at 2:53 p.m.

The next Cliff Rose Board meeting will be held on April 15, 2021 via ZOOM. The Board agreed to move our meetings to 2:30 p.m. for the future. All residents are invited to join the meeting via ZOOM conference call. Check the website for directions.

Submitted by Libby Zwilling, Secretary