

Cliff Rose HOA Board of Directors Meeting Minutes

April 15, 2021

The meeting was held via Zoom conference call

Board Members Present: Peggy Walker, Marty Zwilling, Bill Colwell, Libby Zwilling, Olivia Lee
Chris Lewis

Board Members Absent: Catherine Craig

HOAMCO Manager Present: Ashley Beumer

Resident Present: Charlotte Anthony

Call to Order: The meeting was called to order at 2:33 p.m. by President, Peggy Walker. Peggy delivered a Board Packet to all Board members in advance of the meeting.

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

HOAMCO Management Report: Ashley handled over 16 phone calls and emails from residents; calls ranging from ARC matters, 2021 dues, and violation letters. She noted that the RV lot has 15 spots vacant and 25 spots occupied.

Treasurer's Report: Marty gave his monthly report, showing income of \$2,478.36 for March, and expenses of \$577.38. Expenses of note included HOA Income Tax Prep fees of \$480.00 and March HOAMCO regular charge of \$500.00.

The reserve fund now totals \$55,590.35. When combined with the Operating Account balance of \$26,673.29, this gives us a current healthy cash position as of this date of \$83,223.14.

Libby motioned to approve the report and Bill seconded.

Architectural Review Committee Report: Olivia gave the ARC report noting that the committee received 23 requests this month. The ARC approved 17 of those requests; six are still pending.

Social Report: Libby reported that she had delivered a welcome basket to Cathi (Cat) Gunderson and her beautiful dog, Brio. Cat moved into her home at 1847 Boardwalk Avenue. Welcome to your new home Cat.

Maintenance Report: Bill reported that he has walked the Cliff Rose property – CR 140 area -- to determine what needs to be done for the future. Several areas are in need of cleaning up. He noted that there are areas that have trash and junk on them. He reported also that it looks like there was a fire in one area and the pond on Savage Lane is in terrible condition. He believes we have some safety issues. He also noted that areas of the stream that runs through CA 140 needs to be cleared. Ashley will seek bids to clear this area.

Peggy suggested that Neighborhood Watch signs be added to the existing signs at Vista Park and the entrances to CA 140.

Compliance Report: Libby gave the Compliance report. Sandy West (our HOAMCO Compliance Officer) had sent out Courtesy Letters for various issues, mostly painting issues.

Web Site Reports: Marty reported that the website had over 130 visits by our residents.

Quail Trail: Charlotte Anthony advised the Board that she would like articles for the upcoming Quail Trail. The Quail Trail should be published on May 3rd. Charlotte would like the articles sent to her by April 23rd. Peggy will provide a few articles as well as one from Marty. Chris agreed to submit an article about Cliff Rose social activities and a reminder about being responsible pet owners. Libby has already submitted an article.

CC&R's: Peggy met with our lawyer to discuss the proposed CC&R's. The Board is in agreement that we should send out the proposed CC&R's as is. Discussion was had as to how we can send out this information/vote to our residents. Our lawyer said that based on his review, we cannot use the "Election Buddy" system. Peggy is currently in communication with Election Buddy and other voting platforms to examine possibilities. Bill and Charlotte agreed to work with Peggy to explore voting options.

There being no further business, the meeting was adjourned at 3:40 p.m.

The next Cliff Rose Board meeting will be held on May 20, 2021, 2:30 p.m. The next meeting will be held at the HOAMCO conference room, 3205 Lakeside Village, Prescott. HOAMCO is still limiting face-to-face meetings to Board members. All HOA members are invited to join the meeting via ZOOM. A number will be provided. Check the website for further directions.

Submitted by Libby Zwilling, Secretary