

**Cliff Rose HOA Board of Directors Meeting Minutes
February 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 and Chris Lewis

Board Members Absent: Kami Cismoski

HOAMCO Manager Present: Ashley Beumer

Call to Order: The meeting was called to order at 3:01 p.m. by President, Peggy Walker. Peggy delivered a Board Packet to all Board members in advance of the meeting.

Approval of January 21, 2021 Regular Board Minutes: Peggy made a motion to approve the Regular minutes and Catherine seconded.

HOAMCO Management Report:

- Ashley received seven calls/emails from residents regarding their 2021 dues to determine if she had received them and some called to get their account number.
- She received three calls from realtors with various questions.
- There were calls regarding ARC information and barking dog situations.
- Two residents called regarding Cliff Rose providing snow removal services. (This is a City matter -- Cliff Rose has no vehicles for this.)
- Several residents called regarding street parking. (This is a City matter.)
- One resident filed a formal complaint regarding a non-working, damaged vehicle in a driveway for several months.
- A resident called regarding the Cliff Rose board decision to burn Common Area CR294 rather than remove the debris. Dragging all the cut brush up the hillside and hauling it off to the dump is extremely costly. Burning is the best way to handle this.
- A resident called to advise that there was a sidewalk safety matter near our Cliff Rose sign due to cinders left by City snow plows. (This is a City matter).

In our efforts to find a new landscaper, Ashley met with Diego Landscaping. He will be providing a bid to Ashley in the near future. She also discussed this matter with Titan Landscaping and is awaiting information from them.

The RV lot has 16 spots vacant and 24 spots occupied. Ashley is working with Peggy to come up with a temporary lease form for guests of residents wanting to use the RV lot for short-term visits with residents.

The burning of brush and shrubs in Common Area CR294 has been completed.

Treasurer's Report: Marty gave his monthly report, showing income of \$12,672.71 for January and expenses of \$17,993.36. Income activity for the month still included assessments coming in for 2021, and expenses of special note included Fire Mitigation for CR294 (in the budget and planned) of \$14,700.00 and January HOAMCO expenses of \$1,811.10.

The reserve fund now totals \$55,457.75. When combined with the Operating Account balance of \$28,669.20 this gives us a current healthy cash position so far this year of \$85,106.70.

Catherine motioned to approve the report and Bill seconded.

Architectural Review Committee Report: In Kami's absence, Peggy gave the ARC report that Kamie submitted.

Requests approved: Home Repainting/deck repair/exterior stairs addition/new fence

Requests pending: Patio covering

Requests on hold: Update need on the design of a new home build

The ARC reached out to the community advising of the need for another ARC member. Rich Zablocki volunteered to join the committee.

Social Report: Libby reported that she had delivered one welcome basket to a new Cliff Rose family and is awaiting the move-ins of four other new residents. She noted that she will be putting out the Food Drive signs for our Saturday, February 27, 2021 Food Drive.

Maintenance Report: Bill reported that he had met with Diego and Ashley to show Diego the landscaping area we are interested in getting a bid from him on our common areas. Bill also discussed the Common Area on Short Line Lane and the limited amount of parking available on that cul de sac. Several concerns were raised including how parking spaces are not consistent with the purposes of Common Areas, potential hazards and allowing for parking could possibly lead to misuse of Common Areas in the future?

Peggy noted that the area at the end of Boardwalk which was used by the City to store their vehicles whilst working on our streets still has debris that hasn't been cleaned up. Additionally, broken concrete slabs that were removed in the process of repairing the sidewalks remain on that site and have been pushed down the slope. Peggy contacted the City and received an email that the supervisor of the project has been notified. Bill will follow up to make sure the debris is cleaned up and the broken concrete slabs removed.

Compliance Report: Libby gave the Compliance report. Sandy (our HOAMCO Compliance Officer) had sent out multiple letters for the following issues.

- Broken decorative street light on Boardwalk
- One paint violation
- One formal complaint regarding an inoperable vehicle in a resident's driveway
- Two political signs
- One basketball hoop being left out
- Five trash bin violations for the bins being left out too long
- One driveway violation which is on monitor

Peggy will be putting out an eblast on matters that our Compliance Officer will be looking for in the coming months.

Communications / Web Site Reports: Olivia continues to keep our web site up-to-date. She would like the RV lot picture to be sent to her by Ashley in jpeg form so it will be easier to post.

Quail Trail: Suggestions for the next edition of the QT are sidewalk maintenance, an update on the Activities section of the web site and any new interest in organized social activities.

Marty volunteered to write an article regarding Cable One's announcement that, in the near future, they will not be supporting email. We have approximately 40 residents with a 'cableone.net' email. We will be asking all those residents to please let us know what their new email will be.

Peggy and Catherine are working to re-exam the proposed CC&R's.

On-Going Business: Peggy and Ashley discussed the matter of Undeveloped Parcel Maintenance (UPM). They are working to get a list of landscapers that owners could hire to maintain undeveloped parcels and empty lots so the properties are compliant.

Peggy discussed the feedback she received from her eblast to the residents regarding the proposed CC&R's – the rental percentage and Airbnb matters specifically. Responses were diverse and ranged from strongly agreeing to strongly disagreeing with controlling rentals. The Board will work in committees and continue having further in-depth discussions for clarification on these matters.

Arizona Statute S33-1806.01 makes it clear that there can be prohibitions on rentals in declarations as well as rental time period restrictions. To what degree do we want to define and enforce such restrictions? Do Airbnb's cause problems? Any actual evidence of problems? Who

should police these matters? The goals of our HOA include offering communal support to preserve, maintain and enhance homes and properties. Does allowing too many rental properties inhibit these goals? Is rent control consistent or necessary to achieve these goals? Are our current CC&Rs sufficient, limiting rentals to not less than 30 days and not allowing a portion of the house to be rented?

There being no further business, the meeting was adjourned at 4:24 p.m.

The next Cliff Rose Board meeting will be held on March 18, 2021 at 3:00 p.m. via ZOOM. All residents are invited to join the meeting via ZOOM conference call. Please check our website (cliffrosehoa.org) for directions.

Submitted by Libby Zwilling, Secretary