

Cliff Rose HOA Board of Directors Meeting Minutes

June 17, 2021

The meeting was held at HOAMCO

Board Members Present: Peggy Walker, Marty Zwilling, Libby Zwilling, Chris Lewis; Catherine Craig

Board Members Absent: Bill Colwell, Olivia Lee

HOAMCO Manager Present: Ashley Beumer

Residents Present: None

Call to Order: The meeting was called to order at 2:30 p.m. by President, Peggy Walker. A Board packet was delivered to all Board members in advance of the meeting.

Approval of May 20, 2021 Regular and Executive Board Minutes: The Board voted unanimously to approve both the Executive and Regular minutes from the May 20, 2021 meeting. Catherine made a first motion and Marty seconded.

HOAMCO Management Report: Ashley's Cliff Rose report included approximately 35 phone calls and emails from residents and realtors. These included matters relating to concerns with the RV lot, weed violations and the difficulties of finding a landscaper, the possibility of installing pickle ball courts, several ARC questions, the use of Caliber, handy-man references, built-in swimming pools, vacant lots and home rentals.

The RV lot has 14 spots vacant and 26 spots occupied. Ashley received several inquiries regarding the RV lot. Some RV space renters have complained about the tightness of their spaces and the difficulty in getting in and out; a request was made that we paint lines on the rocks to define their space. Painting lines on the rocks/gravel is not practical. Some would like reflectors installed. We agreed that those residents renting the spaces provide their own reflectors if they want them. Ashley suggested installing lengths of old fire hose between spaces and will look into this to see if we can get free hoses. The question arose as to whether we needed to have a special form for those visitors wanting to put their RV in the lot. There is no need for a special form; we will use the present form.

Treasurer's Report: Marty gave his monthly report, showing income of \$1,043.14 for May and expenses of \$1,597.70. Expenses of note included legal fees of \$620.00, and the HOAMCO monthly fee of \$500.00.

The reserve fund now totals \$55,611.89. When combined with the Operating Account balance of \$24,046.66; this gives us a current healthy cash position as of this date of \$80,638.30. We are still operating very close to budget.

Marty said that, looking ahead, our biggest financial outlays will likely be for fire mitigation and the RV lot. If we continue to be stringent, we can hold the line and not raise dues for the next two to three years.

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

The board discussed mowing weeds in the open area near Rosser and Raindagger. One area that needs to be looked at is the area that Don Savage Builders owns; although it is adjacent to Cliff Rose, it is not part of our HOA. Ashley will ask Terry Savage if he would be willing to mow this area.

Architectural Review Committee Report: Olivia emailed her ARC report noting that the committee approved seven requests, including tree removal, roof repair/replacement, fence installation and replacement and house trim. Two requests are still pending.

Social Report: Chris is going to look into what it will take to get the Ice Cream Social scheduled that we discussed in the May meeting. We are looking into the first or second week of August. The time will be from 6:00 p.m. to 8:00 p.m. on a Friday evening.

She will also look into getting two large banner signs made up for our annual garage sale.

Basket Deliveries: Libby delivered one basket this month to new residents. We would like to welcome Gregory & Sandra Stillwell of 1920 Atlantic Avenue to Cliff Rose.

Maintenance Report: Bill advised us that he has purchased (as his gift to Cliff Rose) two signs for Cliff Rose. One sign is to be placed at the base of Vista Park and the other will be placed near the chained entrance to the common area 140 on Savage Lane. Everyone approved the two signs that Bill provided us with and thanked him for his and Chris's gift to Cliff Rose. We will ask Bill to put the signs up with lag bolts.

Bill reported that he was satisfied with the work Rodney (Your Own Retreat) completed - clearing weeds around the drainage area in common area 140 near Marvin Gardens.

Another maintenance subject we discussed was getting landscapers or volunteers to help out people in need of having their yards cleaned up. One of our neighbors is a Scout Master for the Boy Scout Troop his sons belong to. Previously, the Scout Troop has agreed to complete yard work for a donation to the troop the resident wishes to donate. Peggy will check to see if the Boy Scouts are still interested. If so, she will write an eblast for Ashley to send out to the community.

Web Site Reports: Marty reported that the website is current and there were no changes this month.

Quail Trail: Peggy asked if anyone had any ideas for Quail Trail articles. Catherine suggested that we put in an article asking for volunteers to join the board for the 2022 year. Catherine would also like to write an article regarding the CC&R's requesting that, when the residents review the proposed CC&Rs, they look at it with an eye towards what would be the most beneficial to the entire community. It should be looked at with a broad perspective.

Miscellaneous: Peggy has reserved the Community Center room for our Annual Meeting on September 18, 2021. She reserved the room from 4:00 p.m. to 8:00 p.m. The meeting will start at 5:00 p.m. The Community Center people will set up the tables, plastic cloths, food tables and sign-in table.

There being no further business, the meeting was adjourned at 3:18 p.m.

The next Cliff Rose Board meeting will be held on July 15, 2021, 2:30 p.m. The meeting will be held at the HOAMCO conference room, 3205 Lakeside Village, Prescott.

Submitted by Libby Zwilling, Secretary