

Cliff Rose HOA BOD Meeting Minutes February 20, 2020

Board Members Present: Catherine Craig, Robert Sledge, Marty Zwilling, Olivia Lee & Libby Zwilling
HOAMCO Manager: Ashley Beumer
Resident Guest: Cathy Roe

The meeting was called to order at 2:00 p.m.

January Minutes: Olivia Lee made a motion to approve the minutes from the January 2020 meeting; Marty Zwilling seconded. The minutes were approved.

Management Report: Ashley advised that the RV invoices were sent out late. She also noted that several residents were late in sending in their yearly assessments.

Treasurer's Report: Marty Zwilling gave his report. He advised that there were no surprises, ending the month with \$37,282.63 in checking and \$44,504.24 in Reserve CDs, for a healthy available balance of \$81,791.87.

Income was \$10,623.85, with expenses of \$14,861.51. Amounts of note included the \$11,150 payment for the completed Fire Mitigation project, \$1,121 for legal work, as well as RV Receivables of \$6,850, and Home Assessment Receivables of \$4,081.

Marty proposed that we move \$10K to a new Reserve CD, as well as reinvest another \$10K CD that has matured. The board agreed and asked that he check rates for the best location. Robert approved the Treasurer's report and Olivia seconded.

ARC Report: Olivia reported that the ARC approved four requests for improvement/changes. She noted that there is a new build at 2000 Boardwalk. She will be getting with The Savage Company to discuss exterior home colors on his new builds. She also said that some residents had complained about the trash left at the new build on States Street.

Social Committee Report: Libby delivered two welcome baskets to new residents.

Maintenance Report: Robert said that the RV lot is in need of some repair and maintenance, i.e., lighting and weed maintenance.

Robert advised that the Fire Mitigation in area CR140 was completed on 2/20/20 and that the area looks great. Discussion ensued on the next area to be done and when that might occur. We received two quotes on future Fire Mitigation.

Compliance Report: There were minimal issues to report and there have been several that were taken care of. One resident advised that a neighbor's lights were too bright and asked Robert to look into that. Ashley suggested that the board come up with a process for handling this type of issue. The board agreed and will be using a light meter from this point on.

Communications Report: Olivia posted on the Next-Door site advising all residents about the Fire Mitigation clean-up for CR140. She will be posting another notice advising residents that they need to clear their own property of overgrown brush and weeds that could cause a fire.

Web Site Report: Marty has made several changes to the site, including posting the proposed new CC&R's, the Treasurer's report, some new pictures, last month's board minutes, etc. He will also be adding to the web site the Asset Collection Policy and the new RV rates.

Marty also discussed the possibility of getting more residents to be on the Board of Directors. We will try to do some recruiting.

Quail Trail Report: No report.

RV Lot Report: No report.

Old Business: There is a meeting scheduled for March 12, 6:00 p.m. to discuss the proposed new CC&R's for Cliff Rose. All residents are invited and will be able to ask questions. Olivia will send out a reminder notice on Next-Door and Ashley will send out an email blast to everyone.

Fire Mitigation Update: Linda Jones has formed a committee of nine residents. There was a meeting open to all residents held on February 12, 2020. There is a Fire Expo on April 18 and Linda would like Cliff Rose to participate in this.

New Business: The board members and HOAMCO have been receiving 'phishing' emails. We discussed ways to protect ourselves from these invasive emails. Cathy Roe made several helpful suggestions regarding this problem.

Catherine made a motion to adjourn the meeting and Robert seconded. The meeting was adjourned.

The next board meeting will be held on March 19, 2020 at 2:00 p.m. at the HOAMCO offices at 3205 Lakeside Village in Prescott.

Minutes submitted by Libby Zwilling, Secretary