

**Cliff Rose HOA Board of Directors Meeting Minutes
June 18, 2020
Meeting held via Zoom conference call**

Board Members Present:

Catherine Craig, Robert Sledge, Marty Zwilling, Peggy Walker, Olivia Lee, Libby Zwilling

HOAMCO Manager: Ashley Beumer

Call to Order: The meeting was called to order at 2:02 p.m. by President, Catherine Craig.

May 21, 2020 Minutes: Catherine made a motion to approve the May 21, 2020 minutes and Robert seconded. The minutes were approved.

HOAMCO Management Report: Ashley gave her report on the previous month's activities. Our landscaper, Rodney, is working on the June/July landscaping schedule. The CR 140 area was overgrown and so Rodney will be working on that area immediately. Prescott Lakes HOA was asked to cut the area on Bloominghills Road. This has been done.

Ashley responded to over thirty calls and emails from residents and realtors with questions ranging from Cliff Rose dues; vacant lot clearing requirements, home addition, parking violations, RV lot information, home repainting, fence installation, exterior lighting, etc.

RV Report: Everything is in good order on the RV lot. Currently, there is a chain with a padlock blocking access to the lot. The Board decided to remove the chain since it seems to be only a nuisance to those renting a space in the lot.

Treasurer's Report: Marty gave his report. Income is still trickling in from annual dues, RV Lot contracts and penalties, totaling \$658.37 for the month. Expenses for the month were down to a low for the year of only \$2,030.92. Individual expenses of note included \$1,320 for legal fees and our regular monthly HOAMCO charge of \$595. We are tracking very close to budget overall.

The reserve fund is holding at \$54,756.40. When combined with the Operating Account balance of \$21,737.50, this gives us a stable cash position of \$77,250.72.

Work is still in progress to rewrite and update our HOA Liability Insurance Policy with NFP Property & Casualty. We should anticipate very little change in our annual bill of \$2,380.00, which was paid last month.

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

Architectural Review Committee Report: Olivia reported on the past month's requests. Ten requests were approved, including fence replacement, landscaping, concrete repair, installation of solar lights, railing, windows, back yard chain link fence and garage door. There were no issues with residents starting work without prior approval. There are no new builds.

Social Report: Libby reported that she has delivered five welcome baskets to new residents to Cliff Rose. We welcome all our new homeowners: John and Kristen Ellis, Annemarie Avila and Roy Walker, Scott and Susan Blanset, Karry and Terry Dayton, Joey and Norma Barulich and John and Pat Banta.

Libby is continuing her work on the Cliff Rose directory. If you have changed your email or phone number or have rented out your home, please send an email to Libby at libbyzw@cableone.net with your new information.

Maintenance Report: Robert reported that the weeds are growing faster than ever and we haven't yet started our rainy season.

At the May Board meeting, Olivia pointed out that the sidewalk/pathway along Rosser St., north of the Church was so overgrown that you couldn't walk it. Catherine volunteered to call the City of Prescott to determine whose property it is. Following up on that, Catherine was advised that

the area is the property of the Church to clean this area up. The Church was notified and, being a good neighbor, they began work on cleanup right away. Identifying ownership of this land is important to Cliff Rose...we don't need to take on any more Common Area maintenance than we already have.

Compliance Report: Robert noted that 20 violations have been closed since last month. There were no new violations this month. There are four open violations. Ten violation issues are on monitor status and six residents have been sent 21-Day Violation notices.

There are still a number of lighting issues that Robert is working on. Several homeowners are ignoring the violation letters. Ashley and Sandy West will follow up.

Following up on the discussion from last month regarding the extreme erosion between two homes on Boardwalk near St. James, Ashley sent letters to the homeowners on each side of the eroding area advising them that they need to get this problem fixed. She has heard back from one homeowner who does not believe the wash area is on his property.

Communications Report: Peggy will continue to post Cliff Rose minutes and Board HOA meeting notices on the Nextdoor Site.

Web Site Report: Marty continues to keep the web site updated. He has posted a list of all the on-line forms available to our residents.

Quail Trail: Charlotte Anthony will be preparing the next Quail Trail newsletter which will be published in August. *The deadline for submitting any articles for the Quail Trail is July 15.* If you would like to contribute an article for the Quail Trail, you may submit it to: CliffRoseHOA@gmail.com.

The next Cliff Rose Board meeting will be held on July 16, 2020 at 2:00 p.m. Again, because of the Coronavirus, the location is to be determined (ZOOM conference call or HOAMCO). Please check our website (cliffrosehoa.org) for information on the location of this meeting as the time gets closer.

There being no further business, the meeting was adjourned at 2:35 p.m.

Submitted by Libby Zwilling, Secretary