

CLIFF ROSE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS' MEETING: 1:30 pm, Thursday, August 19, 2004, at
1713 Baltic Avenue.

BOARD MEMBERS PRESENT: Gene Covell, Wayne Cramer, Bob Hayne, Fred Kircher,
Dave Snively, Tricia Tipton, Bobbi Tyler, Linda Wolf

ABSENT: Don Savage

COMMITTEE MEMBER PRESENT: Paddie Braden

TREASURER'S REPORT as of July 31, 2004, by Bob Hayne:

Total funds as of June 30, 2004 \$24,737.65

Income – July	
RV Lot	420.00
Escrow	300.00
Newsletter ad	18.00
Interest	30.62
Ramada deposit return	100.00
TOTAL INCOME	\$ 868.62

Expenses – July	
Open area maintenance	2,069.45
Secretary/Treasurer April-June	600.00
Newsletter	285.67
Utilities	6.51
Annual Meeting copies & mailing	339.18
Postage, supplies	210.86
Picnic tables rental	28.60
TOTAL EXPENSES	\$3,540.27

Funds as of July 31, 2004	
Share savings	65.66
Money market	2,844.21
CD (maturity date 9-16-04)	10,445.52
CD (maturity date 7-7-05)	5,006.18
Regular checking	\$3,704.43
TOTAL FUNDS	\$22,066.00

BOARD MEETING MINUTES OF JULY 15, 2004 by Tricia Tipton:

Minutes were approved.

SECRETARY'S REPORT by Bobbi Tyler:

Packages announcing the Annual Meeting were sent out by July 30, 2004, 350 with twelve containing 2-3 ballots because of multiple lot ownership. There have been 9 new Home/Lot Owners since the last Board Meeting in July.

A letter was received asking if a certain trampoline was on community property or private property. This trampoline is on private property.

COMMITTEE REPORTS:

ARCHITECTURAL CONTROL COMMITTEE by Fred Kircher:

One fence approved; a dog run was approved; one landscaping application was approved; two houses were approved for building; one request for a Ramada was approved.

LEGISLATIVE REPORT by Paddie Braden:

CLOUDSTONE: The builder will inform Paddie of any blasting that may be done. There will be large equipment and a trailer that will be left on site.

CELL TOWER ON THE EAST SIDE OF HWY 89: The light color gates are to be painted a dark color.
BLUE BUILDING ON THE EAST SIDE OF HWY 89: To be painted a tan shade.

DOCUMENT REVIEW COMMITTEE by Dave Snively:

The 16 common-area maps are now combined under one parcel number and evaluated as of the 2005 tax bill that will be due. The Board has requested that Don Savage give the Board 30 days notice before deeding any more common areas to the HOA.

MAINTENANCE COMMITTEE by Wayne Cramer:

Follow-up on Drainage Assignments: A) East Rosser Drainage Ditch (Zone 3) is part of the City of Prescott park planning. B) Access road from Marvin Gardens to North Savage Lane (Zones 2 and 3) is Done. C) Culverts at the Pond (Zones 2 and 3) are Done. D) Ditch Railings on Marvin Gardens and Oriental Avenue (Zones 1, 2, and 3) is Done.

THE POND: We have received the BTI liquid and donuts and the Pond will be treated as weather permits. The City has been informed that the HOA is taking care of treating the Pond. The Pond cleanup by the Contractor is Done.

PRIVATE LOT MAINTENANCE: is being monitored by the Committee re: weed trimming. There have been some Lot owners who have not given the HOA permission to enter their lots for weed trimming. One Lot Owner has contacted Wayne to make sure their Lot has been cleared, which is appreciated by the Committee.

ADDITIONAL EXPENSE: Wayne moved to pay Ron Reed Excavating \$76.26 for an additional 5-yards of AB composite mix material needed to complete the access-road project. Fred Kircher seconded. Motion passed.

COMMUNICATIONS COMMITTEE REPORT by Linda Wolf:

The fall issue of the Newsletter is at the printer. The Newsletter Committee plans to meet on Friday, August 23 to label the Fall Newsletter.

Bob Hayne moved that the charge for all business-card-size ads be \$5.00 each. Gene Covell seconded. Motion passed.

WEBSITE: The Website is complete. The major documents of CRHOA are on the Website. They are: CC&R's, BYLAWS, ARTICLES OF INCORPORATION, ARCHITECTURAL CONTROL COMMITTEE GUIDELINES, COMMON AREA RULES AND REGULATIONS and RV Lot information.

There are two QUAIL TRAIL NEWSLETTERS in the Archives. Once the Board Minutes are ready for public viewing, the current newsletter and any other changes will be sent to our Web Master, Robert Simpson.

The site address is www.cliffrosehoa.org

HOMEOWNER ASSOCIATION DUES INCREASE by Gene Covell:

Gene moved to increase annual dues to \$50.00 per year starting as of 1-1-2005 in light of additional expenses as a result of community area maintenance. Linda Wolf seconded. Motion passed.

ADJOURNMENT:

Meeting was adjourned at 4:20pm.

NEXT BOARD MEETING:

Meeting will be held September 16, 2004, at 1:30pm at 1713 Baltic Avenue.

REMINDERS:

MEN'S BREAKFAST: First Tuesday of each month at 7:45am at Waffles & More.

LADIES' BREAKFAST: Second Tuesday of each month at 9:00am at Waffles & More.

REGARDING PAINTING AND LANDSCAPING: The Architectural Control Committee has an application form to be completed and submitted for approval whether we are installing new, upgrading, repairing or replacing old. Please contact Fred Kircher at 443-5355 for the form and/or more information.

REGULARLY SCHEDULED HOMEOWNER'S ASSOCIATION BOARD MEETINGS are open to all Association Members. If you are interested in attending, please call one of the Board Members in advance of the meeting so that you can be added to the agenda and seating can be provided.

THE ANNUAL MEETING: September 11, 2004, at 6:00pm at the Adult Center. This is a potluck dinner meeting. Start planning the potluck dish you're going to bring. Information about the meeting was sent out July 30th. If you haven't received yours by now or you're a new owner, contact Bobbi Tyler at 443-9708. You'll need this information!