

# CLIFF ROSE HOMEOWNERS ASSOCIATION

**BOARD OF DIRECTORS' MEETING:** 1:30 pm, Thursday, September 16, 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, Paddie Braden

**VISITOR PRESENT:** Marilyn Echroll

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

Total funds as of July 31, 2004 \$22,066.00

Income – August

RV Lot	325.00
Dues	12.37
Escrow	850.00
Newsletter ad	23.00
Interest	27.46
TOTAL INCOME	\$ 1,237.83

Expenses – August

Open area maintenance	\$2,441.57
Utilities	6.51
Postage, supplies	162.11
Web site setup	750.00
Database conversion	280.81
TOTAL EXPENSES	\$ 3,641.00

Funds as of August 31, 2004

Share savings	65.70
Money market	2,846.50
CD (maturity date 9-16-04)	10,462.20
CD (maturity date 7-7-05)	5,014.17
Regular checking	1,274.26
TOTAL FUNDS	\$19,662.83

**BOARD MEETING MINUTES OF AUGUST 19, 2004** by Tricia Tipton:

Minutes were approved.

**SECRETARY'S REPORT** by Bobbi Tyler:

There have been 9 sales since last Board Meeting in August. One person has purchased two properties.

PRESIDENT'S CIRCLE meeting was held this morning, attended by Bobbi Tyler and Tricia Tipton. The Honorable Mayor Rowle Simmons was the speaker today. He announced that the Adult Center should receive bids by September or October this year. He announced that one Superintendent will oversee both the Adult

Center and the Parking Garage.

**COMMITTEE REPORTS:**

**COMMUNICATIONS COMMITTEE REPORT** by Linda Wolf:

The web site is up and running and it's beautiful; it will be updated monthly, to coincide with the monthly Board Meeting Minutes. Bills for payment will be issued after we have reached \$100 or more. Dave Snively moved that any structural changes to the web site be brought to the Board from the Committee. Motion was seconded by Wayne Cramer. Motion passed with one person opposing.

The Newsletter last issued September, next due is December.

**MAINTENANCE COMMITTEE REPORT** by Wayne Cramer:

Ditch "A" collapse at Marvin Gardens (Zone 2): Evaluation to be done.

A Homeowner has some concerns regarding Zone 3 and will make an appointment with the Maintenance Committee.

Private Lot Maintenance: Tropicare has cut two lots.

**ARCHITECTURAL CONTROL COMMITTEE** by Fred Kircher:

All Committee Members for 2004 will be on the Committee for 2005. Approvals of proposed property development as submitted by property owners since last Board Meeting: One house plan; one deck cover; one covered sun room; one storage shed; one concrete patio floor.

**RV LOT REPORT** by Gene Covell:

A new Homeowner has acquired an RV and expressed concern about security. Gene has requested the Prescott Police Dept. Citizens Patrol conduct evening patrol services to the RV Lot on a regular basis.

**AUDIT COMPILATION** by Gene Covell:

Gene Covell moved that we authorize John D. Cargill CPA, to review an internal audit and issue a written Audit Compilation for 2004 for the fee of between \$300-\$400.00. Said Audit Compilation to include an Income and Expense Statement, a Balance Sheet and an Explanation of Homeowners Association Preparation of Compilation and all must be issued within 180 days of the end of the fiscal year 2004. The Internal Audit is to be conducted by non-Board member Laura Fitch and committee. Motion was seconded by Linda Wolf. Motion passed.

**RULES AND REGULATIONS** by Gene Covell:

Gene Covell moved that a copy of the RULES AND REGULATIONS, as approved by the Board on this date, be sent out with the dues notices. Motion was seconded by Dave Snively. Motion passed.

**EXPOSED TRASH CANS** by Gene Covell:

Gene Covell moved that Homeowners' with exposed trash/recycle cans be reminded that cans need to be concealed from view. Motion was seconded by Bob Hayne. Motion carried. Fred Kircher will develop a letter and send them out.

**ADJOURNMENT:**

Meeting was adjourned at 5:00pm.

**NEXT BOARD MEETING:**

Meeting will be held October 21, 2004, at 1:30pm at 1713 Baltic Avenue.

OCTOBER AND NOVEMBER WILL BE THE LAST MEETINGS FOR 2004.

**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 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.

**WEB SITE ADDRESS:** [www.cliffrosehoa.org](http://www.cliffrosehoa.org)