

CLIFF ROSE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS' MEETING: 12:00 pm, Thursday, December 2, 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 MEMBERS PRESENT: Paddie Braden, Laura Fitch

VISITORS PRESENT: Jannette Cannon, John Cannon, Annie Carr, Diane Cooper, Marilyn Echroll, Brenda Baca.

UNPAID HOA DUES BECOME DELINQUENT JANUARY 1, 2005: SEND \$42.00 TO CLIFF ROSE HOA, P.O. BOX 10831, PRESCOTT, AZ 86304.

TREASURER'S REPORT:

as of 10-31-04, by Bob Hayne:

Total Funds as of 9-30-04 \$13,412.61

Income – October

Dues	6,174.18
Escrow	750.00
Interest	18.73
Total Income	\$ 6,942.91

Expenses – October

Utilities	6.51
Open area maintenance	681.09
Postage, supplies	246.81
Property taxes	545.48
Weed trimming	70.00
Dues overpayment refunds	564.00
Total Expenses	\$ 2,113.89

Funds as of 10-31-04

Share Savings	65.78
Money Market	848.57
CD (maturity date 9-16-05)	6,014.23
CD (maturity date 7-7-05)	5,029.94
Regular Checking	6,283.11
Total Funds	\$18,241.63

TREASURER'S REPORT as of 11-30-04, by Bob Hayne:

Total funds as of 10-31-04 \$18,241.63

Income – November

Dues	1,825.16
Escrow	700.00
RV lot	40.00
Newsletter ads	25.00
Fine	50.00
Weed trimming reimbursement	70.00
Interest – statement not yet received	
Total Income	\$ 2,710.16

Expenses – November	
Open area maintenance	654.00
Utilities	6.51
Postage, supplies	186.37
Attorney	150.00
Annual meeting	81.36
Weed trimming	-65.00
Database conversion	180.00
Dues overpayment refunds	9.00
RV lot refund	20.00
Total Expenses	\$ 1,222.24

Funds as of 11-30-04	
Share savings	65.78
Money market	6,848.57
CD (maturity date 9-16-05)	6,014.23
CD (maturity date 7-7-05)	5,029.94
Regular checking	1,771.03
Total Funds	\$19,729.55

Linda Wolf moved to file the Treasurer's Reports for audit. Fred Kircher seconded. Motion passed.

APPROVAL OF BOARD MINUTES:

Dave Snively moved that we approve the September 16, 2004, Board meeting minutes with the following change: "On page 2 the paragraph captioned Rules and Regulations be deleted and replaced with: Document Review Committee: Dave Snively commented on the revised By-Laws and Rules and Regulations that the Committee had previously presented to the Board. After some discussion, Gene Covell made a motion, seconded by Dave Snively 'to approve the revised By-Laws dated September 16, 2004, and to adopt the new Rules and Regulations dated September 16, 2004, including the Rules and Regulations for use of the community bulletin boards.' The motion passed. The Board agreed to include copies of these documents with the mailing of the Annual Meeting Summary."

October 21, 2004, Board Minutes were corrected to show Terry Savage attended the meeting as a Visitor. October 21, 2004, Board Minutes were approved as corrected.

ARCHITECTURAL CONTROL COMMITTEE by Fred Kircher:

Committee approvals since last meeting: one house approved and one lattice deck-cover. The ACC and the Board approved a solar panel on a new house being constructed in compliance with State law.

Fred submitted the Contractor Rules and Regulations for approval. After much discussion, one item was added to the Rules and Regulations. Linda Wolf moved to accept the Contractor Rules and Regulations as amended. Bobbi Tyler seconded. Motion passed.

SECRETARY'S REPORT by Bobbi Tyler:

Bobbi reported that approximately one-half of the owners have sent in their dues for 2005. All owners are reminded that the 2005 dues of \$42.00 become delinquent after 1-1-05. If you haven't sent in your dues for 2005 yet, mail a check for \$42.00, payable to Cliff Rose HOA, to P.O. Box 10831, Prescott AZ 86304, or you can leave your check in the "Mail Box" in the Model home. If you're a new owner, check with your Escrow Closing Statement to see if the 2005 dues were paid at close of escrow or call Bobbi Tyler at 443-9708 to verify.

Nine new homeowners/lot owners to Cliff Rose in October and November.

Bobbi received information from the City of Prescott regarding BRUSH BURNINGS and DEFENSIBLE SPACE. See the insert attached for the full communication.

COMMITTEE REPORTS:

LEGISLATIVE REPRESENTATIVE by Paddie Braden:

CLOUDSTONE: Grading permit has been obtained for houses.

ESTANCIA: Will use dirt from Cloudstone.

ADULT CENTER: Paddie attended the 12-9-04 Board of Adjustment meeting regarding a variance for a 10,000 sq. foot building.

HOME OCCUPATIONS: City permits are required for home businesses.

TRAFFIC COORDINATION COMMITTEE:

Paddie reported that there has been a count of 3000 cars per day that travel on Rosser right now and with the new developments coming in there will be more traffic. Marilyn Echroll is requesting that a committee of Cliff Rose/Rosser Street residents be formed to coordinate with the City traffic calming committee. Contact Marilyn Echroll at 717-8244, to volunteer to participate on this committee to discuss possible traffic speed and noise control on Rosser Street.

MAINTENANCE COMMITTEE by Wayne Cramer:

Tropicare contract is being revised and drawn.

Wayne has contacted the City regarding the East Rosser Drainage Ditch.

AUDIT COMMITTEE:

Laura Fitch reported that the Committee will pick up the books for audit purposes in January.

Brenda Baca gave a very important and informative report regarding the Quick Books Accounting Program. Fred Kircher moved to authorize the purchase of Quick Book Pro 2005, a laptop computer and training for a price not to exceed \$2000. Dave Snively seconded. Motion passed.

ADJOURNMENT:

Meeting was adjourned at 4:00 pm.

NEXT BOARD MEETING:

Meeting will be held January 20, 2005, at 1:30PM at 1700 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.

Attachment: Communication from City of Prescott regarding BRUSH BURNS and DEFENSIBLE SPACE.

ATTACHMENT TO DECEMBER 2, 2004 BOARD MEETING MINUTES:

In March 2002, Prescott got a small taste of what a catastrophic wild fire could do to our city. The India Fire was a wakeup call for residents to become more vigilant in the task of creating defensible space around their home and for the government entities in the area to do the same and support the efforts of our residents. So, what is defensible space? Defensible space is an area around a structure where fuels and vegetation are treated, cleared, or reduced to slow the spread of wildfire towards the structure and to provide an opportunity for structural protection without risking homeowner or firefighter lives.

The results of clearing brush and other fuels such as pine needles, leaves, branches, etc. began arriving at the transfer station by the tons, literally. Over the past year, we received an average of 250 tons per month of yard waste. In order to assist in disposing of the brush the City purchased an air curtain – (contained method to burn brush) and we began burning brush. This method of disposal is preferred for two reasons. One, it keeps over 3000 tons of debris each year from filling up landfills, and two, the costs associated with hauling that amount of debris is over \$10,000 per month.

We are aware of the concerns of homeowners in your neighborhood and we are working on a plan to address those concerns. Currently we can keep pace with the amount of brush arriving which means we only need to burn five days a week. With the wet winter we have been experiencing we anticipate our loads to decrease, which in turn means the burning will decrease. We will be working on a burn schedule to better accommodate those who use the Peavine Trail, and to avoid early morning burns when the smoke is most likely to be trapped in the Valley. We do want to be a good neighbor, and will continue to fine-tune this process. We appreciate your understanding of this unique situation. If you have questions or concerns with the burning, you can contact Chief Duane Steinbrink of the Prescott Fire Department at 445-5555 or the Solid Waste Superintendent at 777-1116.