

**Cliff Rose Homeowners Association
Board of Directors Meeting Minutes
January 20, 2005**

Present: Jim, Hughes, Diane Cooper, Bob Hayne, Wayne, Cramer, Bobbi Tyler, Fred Kircher, Annie Carr and Linda Wolf **Guests:** Gene Covell and Wayne Hendricks. **Absent:** Trish Tipton and Committee member, Paddie Braden.

Call to Order: Diane Cooper called the meeting to order at 1:30 p.m.

Approval of December, 2004 minutes. There was a typo in the Legislative Report. Fred Kircher **moved** that the December minutes be approved as amended. Bob Hayne **seconded**. **Motion passed.**

Treasurers Report: Bob Hayne, Treasurer reported that as of December 31, 2004 Total Funds as of 11/30/04 were:

Income - December		\$19,748.46
Dues	4,536.01	
Escrow	350.00	
RV Lot	430.00	
Weed Trimming Reimbursement	90.00	
Interest	23.75	
Total Income		\$5,429.76
Expenses - December		
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 12/31/04 were:		
Share Savings	65.86	
Money Market	6,854.46	
CD (maturity date 9/16/05)	6,033.14	
CD (maturity date 7/7/05)	5,045.75	
Regular checking	3,512.95	
Total Funds		\$21,512.16

Secretary's Report: Bobbi Tyler reported that Cliff Rose has 6 new owners.

Bobbi reported on the new laptop computer that is available for Board use. It is now up and

running and can run reports. We have a few new data bases we will need to develop.

Bobbi noted that YTD we still have 22 owners that have not paid their yearly homeowner dues.

New Board members, Jim Hughes, Annie Carr and Diane Cooper were introduced.

Anne Carr **moved** that the following slate of officers be accepted: Diane Cooper, President, Bob Hayne, Treasurer, Bobbi Tyler, Secretary and Linda Wolf, Assistant Secretary. Fred Kircher **seconded**. **Motion passed.**

Discussion ensued re: board responsibilities. Wayne Cramer will continue as chair of the Maintenance Committee and Fred Kircher as chair of the Architectural Committee. Jim Hughes will assume chairmanship of the Documents committee and Annie Carr will head the Welcome Committee. Laura Fitch will head the Audit Committee.

Committee Reports:

Maintenance - Wayne Cramer presented the 2005 contract with Tropicare. The cost of the 2005 contract will be \$665/month. Wayne Cramer **moved** that the Board approve the 2005 contract. Fred Kircher **seconded the motion**. **Motion passed.**

Wayne gave a slide show on how our drainage held up during the last rain storms. Part of drainage ditch "A" is beginning to erode.

Wayne moved that the Board approve expenditures (under \$1,000) to repair the walkway to Ventnor Park. Fred **seconded the motion**. **Motion passed.**

Discussion ensued re: installing a restrictive gate at North Savage Lane. Someone drove into the area during the last rain storms and tore up the road. For safety reasons we should have a gate to prevent trespassers. Wayne moved that the Board approve construction of a "Ranch Gate". The Maintenance Committee will do all the construction Bobbi Tyler **seconded the motion**. **Motion passed.**

Architectural Review - a) Fred Kircher introduced a homeowner that had constructed a fence. The fence is out of compliance on one side. The framing shows and needs to be replaced. Discussion ensued on how to solve the problem. Annie Carr moved that the fence be finished on the outside of the rear fence that is out of compliance. The modification of the existing fence must comply with the ACC Guidelines. Bobbi Tyler **seconded the motion**. **Motion passed with one abstention.**

b) □ New 18x24 Cliff Rose Maps: Fred □ Distributed Bond copies of the maps to all Board Members and the vellum original to Wayne Cramer.

c) □ Committee Activity during the last month: 1. □ Approved plans for 2 houses. 2. □ Approved plans for partial landscaping. 3. □ Approved request to remove two twenty foot tall cottonwood trees.

Communications Report: Linda Wolf reported that the Winter addition of the "Quail Trail",

the revised Bylaws, Rules & Regulation, Contractor's Rules, revised "Activity Calendar and the Bulletin Board Rules have all been added to the website. The Newsletter Committee will be meeting within the month to plan and implement the March issue of the "Quail Trail".

The next meeting will be held at President, Diane Cooper's house, at 1404 St. Charles on Thursday, February, 17, 2005.

The meeting adjourned at 4:25 p.m.

Respectfully Submitted, by Linda Wolf, Assistant Secretary