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**Cliff Rose HOA Board of Directors  
Emergency Board Meeting  
Minutes  
April 18, 2005**

**Present:** Diane Cooper, President, Jim Hughes, Annie Carr, Bob Hayne, Bobbi Tyler, Linda Wolf and Declarant Don Savage. **Committee Member:** Paddie Braden. **Guest:** Carol Rempel-Bear, Project Manager for Universal Field Services, Inc.

**Call to Order:**

The meeting was called to order at 10:35 a.m. by President Diane Cooper.

The Board welcomed Ms. Rempel-Bear. She presented the findings of her company that did an appraisal for ADOT of Cliff Rose common land. ADOT would like to purchase the land for the widening of highway 89.

Ms. Rempel-Bear noted that ADOT would offer our association \$5,456.00 for our parcels of land, which are:

- |   |               |
|---|---------------|
| • Fee interest, new area (by Warranty Deed) | 1,090 sq. ft. |
| • Easement for new area (Permanent)         | 2,022 sq. ft. |
| • Temporary Construction Easement           | 2,121 sq. ft. |

A breakdown of the offer is as follows:

- |                                   |            |
|-----------------------------------|------------|
| • Land, including improvements    | \$1,850.00 |
| • Slope Easement                  | 3,250.00   |
| • Temporary Construction Easement | 356.00     |

Ms. Rempel-Bear noted that the association will receive interest on the initial \$100 sent to us as an "Entry Fee".

Don Savage **moved** that we approve of the offer as presented and sign the "Purchase Agreement", "Slope Easement", Summary Statement of Offer to Purchase and Improvement Report" and the "Warranty Deed". Annie Carr **seconded** the motion. **Motion passed.**

Respectfully Submitted,

Linda Wolf,  
Assistant Secretary

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