

**Cliff Rose Homeowners Association
Board of Directors Meeting Minutes
May 19, 2005**

Present: Bobbi Tyler, Annie Carr, Bob Hayne, Wayne Cramer, Fred Kircher, Jim Hughes and Linda Wolf **Committee Members:** Paddie Braden. **Absent:** Diane Cooper and Don Savage, Declarant .

Call to Order: Fred Kircher in Diane Cooper's absence called the meeting to order at 1:30 p.m. Annie Carr asked that the April 21, 2005 minutes be approved as corrected (commercial should be changed to NOB in the Legislative Report).

Treasurers Report: Treasurer, Bob Hayne gave the Treasurer's Report. Bob reported that as of April 30, 2005 the Total Funds as of 3/31/05 were:

Income - April		
Dues	200.00	
Escrow	200.00	
RV Lot	40.00	
Newsletter Ad	5.00	
Interest	26.50	
Total Income		\$ 471.50
Expenses - April		
Utilities	6.51	
Postage, Copies, Supplies	13.14	
Common Area Maintenance	801.92	
Communications (Newsletter)	321.36	
Total Expenses		\$1,142.93
Funds as of 4/30/05 were:		
Share Savings	66.02	
Money Market	10,886.32	
CD (maturity 9/16/05)	6,070.51	
CD (maturity 7/7/05)	5,077.01	
Regular Checking	3,072.04	
Total Funds		\$27,171.90

Secretary's Report: Bobbi noted that CRHOA has 7 new owners. she noted that an e-mail had been sent to John Cargill re: the Board compilation for 2004. It is due by June 30. A CPA does not have to do the compilation.

Committee Reports:

Maintenance: Wayne Cramer reported on problems in the common area above several homes on Atlantic Ave. Debris is falling into the back yards of the affected owners. The common

property above and behind the affected homeowners property is deteriorating and the refuse falls into their backyards. One homeowner is currently building a retaining wall to stop the debris. Bob Hayne **moved** that the Board give the homeowner on Atlantic Ave. permission to anchor concrete that is on a portion of his property into the common area (up to 3 ft.). Fred **seconded**. **Motion passed**.

Another homeowner on Atlantic Ave. has a similar problem. Wayne suggested that the association erect a 15" by 20' block wall across the center of the common area above the homeowners property to help prevent further erosion and water problems. He further suggested that the association and the affected property owner jointly rip-rap the hill behind the homeowner's property. Wayne Cramer **moved** that a letter be sent to the homeowner stipulating that the Association would erect a block wall across the center portion of the common area above his property. He also will suggest to the homeowner that he rip-rap the western portion of his property up to the property line. If the homeowner concurs, the Association would also take responsibility for rip-rapping the western portion of the common area to the the top of his property line. Bobbi Tyler **seconded**. **Motion passed**.

Wayne discussed a position paper on drainage ditches that he distributed to the Board. Discussion ensued re: the Home Owners Association's possible liability from same. Fred Kircher **moved** that the Board accept the recommendations that Wayne Cramer made to the Board. Bob Hayne **seconded**. **Motion passed**.

Wayne noted that the Maintenance Committee will prepare for Board approval, a set of Rules and Regulations for the maintenance of private lot drainage ditches which must be properly maintained.

Paddie Braden offered to find the right person at the City to talk to about the drainage in Cliff Rose.

Safety: Plans for the railing for the Ventnor Park sidewalk are changing due to costs. The committee is pricing different options.

Improvements: A gate sign has been ordered for the gate that was installed at North Savage Lane. Several distribution boxes have been repaired and/or replaced. This project will be ongoing.

Welcome: Annie Carr reported that she met two new families last month and gave them information on Cliff Rose.

Legislative Report: Paddie Braden reported that Canavast came before the council with a final plat for approval. They will start a 16 unit (8 structures) gated project. It will be adjacent to the Petersen land. The project will have more landscaping than is required.

Paddie offered to contact someone re: the drainage from the meadow area.

Architectural Control: Fred Kircher reported that homeowner projects including painting, fencing, patio covers and a flag pole have been approved in the last month

Noncompliance - it was noted that a homeowner has been out of compliance with the amount of lights that were installed in their yard. The yard is not compatible with the neighboring properties. A letter will be written to the homeowner.

Communications Report: Linda Wolf reported that the Summer, 2005 issue of the Newsletter is complete and that the Committee has labeled them for mailing. The web site is up-to-date.

Old Business: Status of the sale of Cliff Rose common land that was sold to ADOT. The Association received a "Certificate of Corporate Resolution" to sell Cliff Rose Common land to ADOT as of May 18, 2005. Fred Kircher **moved** that the Board make the resolution as it applies to the escrow. Wayne Cramer **seconded**. **Motion passed**.

New Business: Status of Section 7 common area. The Board is not yet ready to accept the land.

4th of July picnic. The Annual Cliff Rose Homeowners 4th of July picnic will be held at Granite Creek Park Ramada from 12:30 to 4:00 p.m.

Annual Meeting - the association has reservations at the Adult Center. The meeting will be held on September 10. The meeting is a pot luck and begins at 6:00 p.m. Please plan to attend.

The Board noted that anyone interested in volunteering to serve on the Board should contact a Board member. All biographies of those planning to run need to be in by July 15.

The next meeting will be held at President, Diane Cooper's house, at 1404 St. Charles on Thursday, June 16, 2005 at 1:00 p.m.

The meeting adjourned at 5:10 p.m.

Respectfully Submitted, by Linda Wolf, Assistant Secretary

Under Income, add "Interest 26.50"

Revised Income total should be \$471.50

Expenses caption should be "Expenses - April"

Change Funds as of April 30, 2005 to the following:

Share Savings	66.02
Money Market	10,886.32
CD (maturity 9/16/05)	6,070.51
CD (maturity 7/7/05)	5,077.01
Regular Checking	3,072.04
Total Funds	\$25,171.90