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**Cliff Rose Homeowners Association  
Board of Directors Meeting Minutes  
June 16, 2005**

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

**Call to Order:** Diane Cooper called the meeting to order at 1:10 p.m.

Annie Carr asked that the May 19, 2005 minutes be approved as corrected.

**Treasurers Report:** Treasurer, Bob Hayne gave the Treasurer's Report. Bob reported that as of May 31, 2005 the Total Funds were:

<b>Income - May</b>		
Dues	131.88	
Escrow	850.00	
Interest	27.29	
<b>Total Income</b>		<b>\$1,009.17</b>
<b>Expenses - May</b>		
Utilities	6.51	
Postage, Copies, Supplies	4.42	
Common Area Maintenance	849.07	
Communications (Website)	143.40	
Yard Sale	60.63	
<b>Total Expenses</b>		<b>\$1,064.03</b>
<b>Funds as of 5/31/05 were:</b>		
Share Savings	66.06	
Money Market	10,895.10	
CD (maturity 9/16/05)	6,080.20	
CD (maturity 7/7/05)	5,085.12	
Regular Checking	2,990.56	
<b>Total Funds</b>		<b>\$25,117.04</b>

**Compilation Report:** Laura reported that she received a copy of the 2004 compilation from Mr. Cargill. She will use the information to finish preparations for the audit.

(OVER)

**Secretary's Report:** Bobbi noted that CRHOA has 10 new homeowners.

Bobbi reported that the Association has received a check from ADOT in the amount of \$5,356. It is for the sale of common land abutting highway 89.

Bobbi noted that the 4th of July Flyers will be distributed to the boxes sometime next week. A copy of the flyer will also be enclosed in a mailer.

**Welcome:** Annie Carr reported that she met 3 new families last month and gave them information on Cliff Rose.

**Legislative Report:** Paddie Braden reported that the Adult Center will go in. Bids are going out on the 29th of this month. Ground breaking is in September and it is slated to be opened in July of 2006.

Paddie noted that property investment has grown considerably over the last several years. Discussion ensued re; the potential impact that too many rentals could have on property values in our development.

Paddie noted that because of the steep increase in the price of homes, it is a good idea to check with your insurer to be sure that your rebuild costs will be covered at today's higher costs.

Paddie spoke with Craig McConnell about the sludge that is being stored at the water treatment plant. The machinery that dries the sludge has broken down. It will be replaced from the next fiscal budget. Unfortunately, it cannot be taken to the landfill until it is dried. In the meantime, the City will continue to dry the sludge at the treatment plant.

The city is in the planning stage for filling in the Prescott Lakes Parkway median. It may be rip-rapped.

Mr. Doerffler of Cloudstone is still hoping to transfer his water allocation from another piece of land to the Church-owned land off Rosser that he would like to purchase. The project is still in negotiation. If this project is approved, the number of water allocations would change from 40 to 36 homes. The area effected is along Rosser and Bloominghills.

There will be a 80' communications tower built by the City on top of the land fill. The City needs to have a more up-to-date communications tower. The top of the land fill is the best site in this area to receive signals.

City Representative, Lt. Hodap will be present at the next Women's Breakfast to discuss the proposed Communications tower. The Breakfast will be held on Tuesday, July 12th at 9:00 a.m. at "Waffles 'n' More" at 1365 Iron Springs Rd. Men are welcome to attend.

## Committee Reports:

**Maintenance:** Wayne Cramer reported that he and Bobbi met with our attorney, Jim Atkinson re: the drainage issue throughout Cliff Rose. Our attorney suggested we send a memo to all homeowners re: drainage and the proposed changes.

Wayne reported the Association should request an adjustment in our annual maintenance contract with TropiCare to remove maintenance of Drainage Ditches "A", "B", and "C" as it relates to private property. About 16 homes will be effected.

The Maintenance Committee created Rules and Regulations for drainage. Wayne asked that the Board approve both sending the memo and "Rules & Regulations" to all Cliff Rose homeowners. Bob **moved** that the documents be approved as amended. Fred **seconded**. **Motion passed.**

Wayne asked that the Board's plan of action for homeowners that do not comply be approved. Bobbi **moved** that the draft of the "Rules & Fines Schedule" be approved. Annie **seconded**. **Motion passed.**

Wayne noted that runoff from the meadow directly behind Boardwalk has been causing a problem with an overabundance of silt building up in the Association's pond. Mr. Petersen's workmen have been grading the property to the extent that all the vegetation that formally held the soil in place is gone. He noted that he would like to write a letter regarding this problem to Mr. Tim Petersen the owner of the aforementioned property. In outlining the problem Wayne noted that it will be very costly to re-dredge the pond. Wayne will ask Mr. Petersen to take responsibility for part of the cost of re-dredging the pond. Annie **moved** that Wayne send the amended letter to Mr. Petersen. Bobbi **seconded**. **Motion passed.**

Wayne sent a letter to the homeowner on Atlantic Ave. regarding his problem with debris from the common area. The letter specified that the association would pay for 2/3 of the cost of rip-rap, other needed materials, and labor. The effected property owner would pay for the other 1/3 of the cost. Because of the way the homeowner's property is situated, the rip-rap must be delivered and stored briefly on the street. It will then be manually moved to his property. We will ask TropiCare to bid on moving the rock and erecting the rip-rap. Wayne Cramer asked that the Maintenance Committee be allowed to spend up to \$2,000 to purchase the rock and pay TropiCare for their manual labor. Fred moved that the Board authorize Wayne to contract with TropiCare to purchase the rock and provide the manual labor. Diane **seconded**. **Motion passed.**

**Safety:** Discussion ensued re: Ventnor Park. Wayne distributed a sample of the wording for a proposed Park sign. Two signs would be posted, one at the top and one at the bottom of the hill. The wording for the sign are: "Park Rules" - "For use by Cliff Rose residents only", "No alcoholic beverages or drugs", "Park closed from 10 p.m. to 6 a.m. daily", "Clean up all refuse and take it with you", "Do not throw rocks or other objects in roadway", "Call 911 if an emergency arises". Wayne **moved** that the Association purchase 2 signs with the above Park Rules. Bob Hayne **seconded**. **Motion passed.**

Wayne wrote a letter to the City Police about a trailer that had been parked on Boardwalk for over three weeks. The trailer has been moved.

**Architectural Control:** Fred Kircher reported that 3 homeowner painting projects have been approved in the last month.

**Noncompliance** - it was noted that a homeowner has an oil spill on his driveway that needs to be cleaned up. A letter will be written to the homeowner asking that it be corrected.

**Old Business:** 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. There will be 3 vacancies. 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, July 21, 2005 at 1:00 p.m.

The meeting adjourned at 5:10 p.m.

Respectfully Submitted, by Linda Wolf, Assistant Secretary