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**Cliff Rose Homeowners Association
Board of Directors Meeting Minutes
July 15, 2005**

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

Call to Order: Diane Cooper called the meeting to order at 1:00 p.m.

Annie Carr asked that the June 16 minutes be approved as corrected.

Treasurers Report: Treasurer, Bob Hayne gave the Treasurer's Report. Bob reported that as of June 30, 2005 the Total Funds were:

Income - June

Dues	73.42
Escrow	450.00
ADOT - Land Purchase and easement	5,356.00
Interest	26.99

Total Income

\$5,906.41

Expenses - June

Prescott - picnic rental/deposit	166.25
Postage, Copies, Supplies	33.34
Accounting Services	300.00
Secretary/Treasurer April-June	600.00

Total Expenses

\$1,099.59

Funds as of 6/30/05 were:

Share Savings	66.106
Money Market	10,903.61
CD (maturity 9/16/05)	6,089.60
CD (maturity 7/7/05)	5,092.98
Regular Checking	7,771.57

Total Funds

\$29,923.86

Bob Hayne presented the 2006 Budget to the Board. Discussion ensued re: increasing the Association fees in 2006. Bob moved that the the association raise the fees from \$42 to \$50.00 a year. Fred seconded. Motion passed.

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Diane Cooper moved that the Board approve the 2006 budget as presented. Jim Hughes seconded. Motion passed.

Secretary's Report: Bobbi reported that there were 60 attendees at the 4th of July Picnic. She will reserve Granite Creek Park for the 2006 4th of July Picnic.

Cliff Rose has 6 new homeowners.

Welcome: Annie Carr reported that she met 4 new families last month and gave them information on Cliff Rose.

Legislative Report: Paddie Braden reported that Mrs. Bell was awarded \$100,000. for the the damage that her home incurred from an unused broken City main.

Paddie noted that Prescott Lakes went to Planning and Zoning re: an amendment to their plan. Two main areas will be effected, the bottom part of the mesa and an area across from Blooming Hills. The amended plan will reduce planned housing units almost by half. They currently are planning two business parks. Maximum size for any building in the business parks is 10,000 sq. ft.

Paddie noted that there will several more public "forums" for the City Council Race. She suggested calling the League of Women Voters for information on the date of their forum.

Committee Reports:

Maintenance: Wayne Cramer reported that the maintenance contract with TropiCare was amended as of the 15th of June. It reflects that they will no longer be maintaining the large drainage areas on private property. The contract dropped from \$665 - \$575 per month.

Signs - The signs for the gate and the park area are completed and will be installed.

Wayne showed renderings of different Cliff Rose signs to the Board. The Board discussed the designs and materials and asked Wayne to come back with more detailed designs.

Wayne noted that he had received a bid from TropiCare for the work on the hill behind a house on Atlantic. The bid was too high. The Maintenance Committee will be looking at alternatives.

Wayne reported that he is behind with the weed project for the vacant lots. We should be seeing some action within the next couple of weeks.

Architectural Control: Noncompliance Fred Kircher reported that a second letter was sent to a homeowner who built his fence with the uprights on the outside. He is still out of compliance. A letter with his negative response was read. The Board decided that he is still out of compliance and should be fined. Diane noted that she would write him a third letter so notifying him.

Diane will send a letter to Don Savage re: requirements for new homes. We will ask that he submit architectural and landscaping plans to the Architectural Committee. Parking pads have

been installed by Savage, Inc. The new owners are under the impression that they are allowed to park on the pads. A packet of up-to-date information will be sent to Don Savage with all the Association requirements.

The Board discussed the change in the Rules & Regulations Fines Schedule. They will reflect the addition of Drainage requirements and a new Fines Schedule. Diane moved that the changes made to the draft of the Rules & Regulations Fines Schedule be approved as amended. Annie seconded. Motion Passed.

Diane moved that the amended Rules & Regulations be approved as amended. Wayne seconded. Motion Passed.

Old Business: Fred noted that there has been a complaint about bright exterior lights on Boardwalk. He is checking into the complaint.

New Business: - 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.

Bobbie noted that all candidates biographies need to be in.

The new format for the ballot was discussed. Instead of a proxy and a regular ballot we will now be using an absentee ballot. The new ballot will reflect the changes in Arizona law governing Home Owners Associations.

The mailing for the annual meeting will be going out by July 29th, with candidates for the board.

Umbrella Policy - Discussion ensued re: raising the organization's liability insurance policy from \$1,000,000 to \$2,000,000. The cost for the extra umbrella coverage until our current policy is to be renewed on 11/1/05 is \$250. Our attorney suggested that we raise the amount. Bob moved that we increase the coverage on our Liability Insurance from \$1,000,000 to \$2,000,000, effective now. We will be covered for the extra \$1,000,000 until 11/1 when our policy is to be renewed. Diane seconded the motion. Motion passed.

Discussion ensued re: reports of vandalism in the last 2 months. A flyer will be posted on the bulletin boards and in the boxes for resident information.

Adjournment: The meeting was adjourned at 5:15 p.m.

The next meeting will be held at President, Diane Cooper's house, at 1404 St. Charles on Thursday, August 18, 2005 at 1:00 p.m.

Respectfully Submitted, by Linda Wolf, Assistant Secretary