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**Cliff Rose Homeowners Association  
Board of Directors Meeting Minutes  
August 18, 2005**

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

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

Annie Carr asked that the July 15 minutes be approved as corrected.

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

**Income - July**

Dues	65.12
Escrow	450.00
RV Lot	440.00
Picnic Deposit Returned	100.00
Interest	30.66

**Total Income**

**\$1,085.78**

**Expenses - July**

Picnic Expenses	28.60
Common Area Maintenance	1,150.00
Utilities	13.02
Newsletter	246.39
Postage, Copies, Supplies	432.82
Insurance	250.00
Accounting Services	483.00

**Total Expenses**

**\$2,603.83**

**Funds as of 7/31/05 were:**

Share Savings	66.14
Money Market	10,912.41
CD (maturity 9/16/05)	6,099.32
CD (maturity 7/7/05)	5,103.52
Regular Checking	6,224.42

**Total Funds**

**\$28,405.81**

(OVER)

**Secretary's Report:** Bobbi reported that Cliff Rose has 7 new homeowners.

Bobbi reported that only 64 ballots have been returned. So far there are only 33 RSVP's for the Annual Meeting.

**Welcome:** Annie Carr reported that she met 1 new family last month and gave them information on Cliff Rose.

**Committee Reports:**

**Communication:** Linda Wolf reported that the September issue of the Quail Trail is being worked on and will be mailed on September 2.

**Maintenance:** Wayne Cramer reported that TropiCare is sending a new team to Cliff Rose. They are still being oriented to our community.

**Private Lots** - Wayne has had problems reaching owners of undeveloped lots. A few lots still need to have weeds knocked down.

**Atlantic Ave.** The lot on the west side has tremendous erosion. The middle & east sides are not quite as bad. One wall is complete in the center of the common area behind the property. A concrete apron will be constructed. The eastern portion is still to be done. No decision has been made yet as to what to do with the western side of the property.

Discussion ensued re: the new Tropicare bid for rock and labor to rip-rap the rear west side of the house on Atlantic Ave. Wayne **moved** that we approve the Tropicare proposal of \$6,825 with a provision that the homeowner make a commitment to purchase his portion (one-third) before we spend any money on the rock. The board would purchase the other two thirds. Fred seconded. Motion passed.

Wayne noted that he would like to have the common area land near St. Charles & St. James surveyed. Quite a lot of time has passed since the area was staked.

Wayne Cramer asked for permission to work on the common area above the retaining walls in the back of his property. The land is deteriorating. He would like for the association to pay for the supplies (\$500 - \$700). He will supply the labor. Annie moved that the Board allow Wayne to make the needed repairs to the the common area above his property . The expenditures are not to exceed \$700. Bobbi seconded. Motion passed.

**Drainage Rules & Regulations** - Wayne noted that the Drainage Rules & Regulations have been mailed to all homeowners in Cliff Rose. Wayne proposed a change in paragraph 2C to read when using rip-rap, the under layer must be **either** a landscape fabric or plastic sheeting. Wayne moved that the Board make the change in the Drainage Rules & Regulations. Fred seconded. Motion passed.

**Pond Treatment** - Wayne noted that when the monsoons let up we will spray the pond and put donuts in.

**Cliff Rose Subdivision West Entrance Sign.** Wayne noted that the committee is still working on the design for the sign. Discussion ensued re: the signs for both the east and west entrances. Mr. Savage noted that he is willing to help pay for the cost of a new sign. He will also check on the status of the land that the east front entrance sign is currently on. The sign will be 8' wide with 24 " x 18" deep supports. Wayne will have the drawings finished and get bids.

**Signs** - The signs for the gate and the park area are completed and have been installed.

**Architectural Control: Noncompliance** Fred Kircher reported that a deck has been re-stained. He also noted that he is working on new ACC worksheets for painting and fences. He has added a signature line for the homeowner.

Fred noted that there has been a complaint about trash cans being left outdoors on Pacific. The Board will ask the homeowner to keep them out of sight.

**Old Business:** Discussion ensued re: a homeowner's fence being out of compliance. The homeowner tried to comply by just covering the uprights that are on the exterior of the fence. The Board discussed whether to fine the homeowner or allow the fence to remain as is. Fred moved that the Board allow the fence to remain as is unless there is objection from other homeowners. If there are, the homeowner will have to fill in the first 3 sections of his fence. Motion passed with 3 members objecting.

**New Business:** - Annual Meeting - The meeting will be held on September 10 at the Adult Center. The meeting is a pot luck and begins at 6:00 p.m. Please plan to attend. The Board needs a person to staff the Sign-in table, We also need people to help with cleanup.

**Adjournment:** The meeting was adjourned at 4:30 p.m.

The next regular meeting will be held at President, Diane Cooper's house, at 1404 St. Charles on Thursday, September 22, 2005 at 1:00 p.m.

Respectfully Submitted,

by Linda Wolf, Assistant Secretary