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**Cliff Rose Homeowners Association  
Board of Directors Meeting Minutes  
October 20, 2005**

**Present:** Diane Cooper, Wayne Cramer, Annie Carr, Fred Kircher, Jim Hughes, Linda Wolf, and 2006 Board Member, Larry Githens. **Absent:** Bob Hayne and Bobbi Tyler.

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

Diane Cooper asked that the September 18 minutes be approved as corrected.

**Treasurers Report:** Linda Wolf gave the report for Treasurer, Bob Hayne who was absent. She reported that as of August 31, 2005 the Total Funds were: \$25,677.51

**Income - September**

Dues	13.35
Escrow	350.00
RV Lot	394.00
Weed Trimming	210.00
Interest	33.00

**Total Income**

**\$1,000.35**

**Expenses - September**

Common Area Maintenance	612.24
Web Site Maintenance	75.00
Insurance	7.55
Improvements	24.28
Postage, Copies, Supplies	84.65
Newsletter Expense	244.88
Annual Meeting Supplies	200.66
Secretary/Treasurer July - Sept.	600.00

**Total Expenses**

**\$1,849.30**

**Funds as of 9/31/05 were:**

Share Savings	66.22
Money Market	10,930.23
CD (maturity 9/16/06)	6,121.46
CD (maturity 7/7/06)	5,125.46
Regular Checking	2,585.19

**Total Funds**

**\$24,828.56**

(Over)

**Secretary's Report:** Linda reported for Bobbi who was absent. The RV lot has 34 occupied lots occupied and 6 unoccupied.

She reported that we will no longer use the services of Brenda Baca for Quick Books training. Instead Bobbi recommends that we use Cindy Scott instead for the training and documentation.

Bobbi will be paying the bills in Bob's absence. She will also make the deposits of dues received. Unfortunately, she will be unable to update the October Treasurer's Report. Bob will have to have present both the October & November reports when he returns.

Diane noted that reservations have been made at the Adult Center for the 2006 Annual Meeting for September 30, 2006 and the 4th of July picnic at Granite Park.

**Welcome:** Annie Carr reported that she met with 3 families last month and gave them information on Cliff Rose, 1 is a new owner and 2 are renters.

### **Committee Reports:**

**Maintenance:** Wayne reported that the committee is monitoring Tropicare performance in assigned Zones. Their hours are to be reduced for the winter months beginning November 5.

**Vacant Lots** - A few vacant lots still need to be trimmed. Wayne is calling owners as is necessary.

**Drainage** - Wayne noted that the Adult Center construction has begun. He meets with City Representative, Ron Miller next week.

A homeowner next to the common area has a concern re: erosion. Wayne will call Ron Reed for an estimate to correct it.

Correction of another common area/homeowner erosion problem is now in the process of being fixed. Cement work on retaining walls are still required .

The Drainage Maintenance Rules and Regulations have been amended to include the words "plastic sheeting".

**Safety** - Pond treatment has been discontinued for the rest of the year.

Tropicare completed fire prevention work as required by the Fire Department. Wayne will write a letter to the Fire Department advising them that it is completed.

**Improvements** - A Cliff Rose Subdivision West Entrance Sign design is under study. New drawings were shown to the board.

Wayne noted that he ordered new Distribution boxes. There are more boxes that need to be replaced.

Wayne noted that the common area at Ditch C is a good place to move the Bulletin Board now sited on Rosser Street. Rosser has become too dangerous for the Bulletin Board. A new one will be erected and old one removed.

Wayne noted that there is erosion in the RV lot. It is effecting the fence. He is getting bids for the repair. A concrete barrier needs to be installed to prevent future erosion.

**Architectural Control: Activities** - Fred Kircher reported that the committee approved 1 house repainting and 1 patio cover.

The committee coordinated storage information for a new California property owner.

There was an inquiry as to whether the Board would approve pre-formed concrete fences like those being erected in the new Prescott Lakes plat. It is right off Smoke Tree. Discussion ensued re: using the new fencing and the merits of wood fencing. The ACC will work on new guidelines.

**Non Compliance** - Fred noted that a management company replaced an out-of-compliance for rent sign per our request.

A homeowner has agreed to contract with a landscaper to trim and maintain their lot.

Fred followed up on a complaint that college kids had been throwing their trash off their balcony during their parties. Fred checked and thought it looked clean.

**New Business:** Jim Hughes checked on our insurance and noted recommended that we continue with the company that currently covers us.

Wayne led a discussion on our HOA having a reserve fund for future improvements. He suggested that we set \$5,000 aside for landscaping on Rosser street after it is repaved. At that time, the City will be installing a median on Rosser right off highway 89.

**Adjournment:** The meeting was adjourned at 3:30 p.m.

The next regular meeting will be held at President, Diane Cooper's house, at 1404 St. Charles on Thursday, November 17, 2005 at 1:00 p.m. Because of the holidays, The December meeting will held on Friday, December 9, 2005.

Respectfully Submitted,

by Linda Wolf, Assistant Secretary