

DO NOT REMOVE

AFTER READING THIS COPY OF THE MINUTES, PLEASE RETURN IT TO THE BOX SO THAT OTHERS CAN READ IT. IF YOU WOULD LIKE A COPY, PLEASE CONTACT LINDA WOLF AT 771-2432

Cliff Rose Homeowners Association Board of Directors Meeting Minutes November 17, 2005

Present: Diane Cooper, Wayne Cramer, Fred Kircher, Bobbi Tyler, and Linda Wolf. Committee Member, Paddy Braden. **Absent:** Bob Hayne and Annie Carr.

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

Minutes from the October 20 minutes were accepted as written.

Treasurers Report: Bobbi Tyler gave the report for Treasurer, Bob Hayne who was absent. She reported that \$4,637.50 was deposited in the Associations Bank account in November. The regular reports will continue after Bob returns from his vacation.

Secretary's Report: Bobbi reported that the Association has 4 new homeowners. Bobbi noted that 200 homeowners have sent in their 2006 Homeowners dues.

31 of the RV lots are occupied. There are 9 vacancies.

Bobbie read letters from 3 homeowners. One homeowner noted that he enjoys the Quail Trail. Another said "thank you for the nice job you all do". Another said "thank you for all your hard work".

Bobbi noted that we continue to identify the rentals and vacant lots.

Legislative Report: Paddy attended a workshop on water and the city's rates. She noted that the rates will be going up.

Paddy reported that this is the 51st year of the downtown Christmas lighting. A professional company will do the decorating. The lighting is December 3rd.

Committee Reports:

Maintenance: Wayne asked for approval from the Board to spend up to \$1,500 to repair the part of the drainage ditch that is eroding. Wayne moved that we allocate up to \$1,500 to repair the common area drainage (Ditch C) behind lots 61 and 62. Bobbi seconded. **Motion passed.**

Wayne noted that TropiCare's performance is being monitored in the assigned zones. Their weekly hours have been reduced to 45 minutes per man. 2 men are assigned to Cliff Rose.

(OVER)

It was noted that the walls to prevent erosion of the Homeowner Lot/Common Area borders have been completed. A 50 foot wall will cost about \$280.00.

Wayne reported that the committee is looking into purchasing concrete and rebar to control the erosion problem with the RV lot.

Discussion ensued re: the drainage from the Adult Center that would flow behind several houses on Boardwalk. Wayne noted that the maintenance Committee met with Ron Miller from the City to discuss the potential problem. Paddy offered to call the Mayor to meet with Wayne to discuss a way to mitigate the drainage problem that could be caused by the City.

Architectural Control: Activities - Fred Kircher reported that he spoke with a prospective buyer of a lot about the ACC rules re: 2-story houses.

Non Compliance - Fred received a complaint from a homeowner about a contractor. He spoke with the Contractor about the problem. The contractor said he would exercise better control over his subcontractors.

Fred spoke to the son of a homeowner about the camper shell he has been storing on his driveway. The son of the owner said he would tell his father he had to move the shell to a more appropriate area.

Fred **moved** that we approved the proposed changes to the fencing section of the ACC Guidelines, subject to a minor change. Diane seconded. **Motion passed.**

Old Business: Wayne led discussion on the wisdom of the HOA having a reserve fund. Diane will obtain the information on setting up a reserve fund for the Association.

New Business: Bobbie Tyler moved that the Board approve putting the Ladies Christmas Luncheon flyers in the boxes and the bulletin boards. The luncheon is an official annual Cliff Rose event. Diane seconded. **Motion passed.** The flyers will be removed the day after the event.

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 Friday, December 9, 2005.

Respectfully Submitted,

by Linda Wolf, Assistant Secretary