

**Cliff Rose Homeowners Association
Board of Directors Meeting Minutes
December 9, 2005**

Present: Diane Cooper, Wayne Cramer, Annie Carr, Fred Kircher, Jim Hughes, Bob Hayne, Bobbi Tyler and Linda Wolf. Committee Member Paddie Braden was present.

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

Diane Cooper moved that the Board accept the November minutes as corrected. Fred seconded the motion. **Motion passed.**

Treasurers Report: Bob Hayne reported that as of October 31, 2005 the Total Funds were: \$25,281.54

Income - October

Dues	\$6,061.62
Escrow	250.00
RV Lot	598.00
Interest	37.48

Total Income

\$6,947.10

Expenses - October

Common Area Maintenance	\$1,261.93
Weed Trimming	193.75
Utilities	19.53
Dues Refund	50.00
Insurance	4,368.00
Postage, Copies, Supplies	338.41
Attorney Services	262.50

Total Expenses

\$6,494.12

Funds as of 10/31/05 were:

Share Savings	66.26
Money Market	10,939.56
CD (maturity 9/16/06)	6,137.35
CD (maturity 7/7/06)	5,136.65
Regular Checking	3,001.72

Total Funds

\$25,281.54

Income - November		
Dues	\$4,100.00	
Escrow	450.00	
Weed Trimming	87.50	
Interest	38.70	
Total Income		\$4,676.20
Expenses - November		
Common Area Maintenance	911.21	
Postage, Copies, Supplies	332.26	
Total Expenses		\$1,243.47
Funds as of 11/30/05 were:		
Share Savings	66.30	
Money Market	10,950.74	
CD (maturity 9/16/06)	6,152.77	
CD (maturity 7/7/06)	5,147.50	
Regular Checking	6,396.96	
Total Funds		\$28,714.27

Bob Hayne noted the reason the Insurance payment for October was so high is because there was an accidental overpayment of the premium. Diane asked that both the October and November Treasurer's Reports be accepted.

Secretary's Report: Bobbi reported that 30 RV lots are occupied and 10 unoccupied. Bobbi noted that she deposited \$2,105.29 in dues in Bob Hayne's absence. A total of 251 out of approximately 380 homeowners have paid their 2006 Homeowners dues thus far.

Legislative Report: Paddie reported that Prescott Lakes had a final plat approved for 74 homes on 47 acres. She also reported that a new development will be going in west of Blooming Hills Estates. Paddie noted that Delano & Tamarack will connect to and empty onto Blooming Hills.

Communications Report: Linda reported that the October, 2005 minutes, the Winter, 2005 Quail Trail and the changes to the ACC document have been posted on the web site. The Winter 2005 issue of the Quail Trail was mailed on November 29th.

Committee Reports:

Maintenance: Wayne reported on the completion of the work in the common area behind 2 homes on Atlantic Ave.

He noted that the Committee met on Wednesday. The Adult Center drainage was addressed. Wayne and Rudi Wolf met with mayor, Rollie Simmons about the drainage behind Boardwalk. The Mayor wanted to see the drainage area. He and Mr. Miller, the Project Manager, went to the site with Wayne and Rudi to look at the existing drainage. There is concern that the 42 "culvert would be unable to adequately drain the silt and water from the area of the Adult Center. Wayne showed the Board copies of the Drainage Plans for that area.

Improvements: Wayne reported on the progress of the West Entrance Sign. The Permit application is ready for submission. He will proceed with sending it to the City. Wayne reported that the cost of the rock for the columns would be \$650. The caps (2) would be \$30 each. The concrete block would be about \$75.. The total cost with the lettering and labor will be about \$3,000. The Committee will prep the site for the sign.

Architectural Control: Activities Update - Fred Kircher reported that he coordinated Setback Requirements with Terry Savage and Prescott's City Engineering Departments. The City changed the setback requirements on January 1, 2005. The new requirements allow the side setback to be 5 ft. from property line to wall instead of property line to eaves. The front setback is also to the wall from the the property stakes, not from the street. The stakes are 9 to 11 feet from the street. As a result of this change, a builder that had his plans rejected may continue to build his house. The builder will also improve the ditch for drainage.

Non Compliance - Regarding a camper top on a driveway. Fred read a letter to be sent to the owner from the President. The letter to the owner explains that he is in violation of the CC&R's and requested that the owner find another place to store the camper shell. The owner was also advised that the board would review this at the January 19th meeting and impose a fine in accordance with the fine schedule if the violation is not cured.

Colors for a house on Marvin Gardens were approved.

Fred led discussion on drainage requirements. He wants HOA owners to understand that they are responsible for their drainage, not the HOA. The HOA only provides the guidelines that are based on City requirements.

Old Business: Diane reported on a conversation she had with attorney, Jim Atkinson, re: our setting up a Reserve Account. The Reserve Account must be a separate account. 2 items that could be paid from a Reserve Account would be a sign for the east end of Rosser and to pay for plants for the islands the city will be installing on Rosser once they repave Rosser. Both of these are large projects. Wayne will develop a proposal on creating a Reserve Account.

Diane asked that Jim Hughes set a date for the Documents Committee to meet. It will be on Friday, January 13 at 10:00 a.m. at Jim's house. The Documents Committee is made up of Jim, Hughes, Chair, Linda Wolf, Bobbi Tyler, Larry Githens and Diane Cooper.

New Business: Board Positions. The positions for 2006 are:
Diane Cooper, President,
Fred Kircher, Vice President and Chair of the Architectural Control Committee
Bob Hayne, Treasurer,
Linda Wolf, Secretary,
Larry Githens, Assistant Secretary,
Wayne Cramer, Maintenance Chairman,
Annie Carr, HOA Greeter and
Jim Hughes, Documents Committee Chair.

The President asked Paddie Braden to continue as the Board's Legislative Liaison .

The Board is reconfiguring some of the Board positions and their duties.

The Secretary will take the minutes and type them. She will continue to update the data base with information about the HOA owners. The Secretary will of course, be responsible for maintaining Board correspondence files .

The Assistant Secretary will be responsible for the escrows and assist the Maintenance Committee with some of its administrative duties.

The Greeter will continue to meet the new owners and give them materials about Cliff Rose. She will also assist the Secretary by distributing the minutes to the boxes, bulletin boards and Board Members.

Annie Carr reported that the Women's Luncheon raised \$560 for Stepping Stones. A photographer from Stepping Stones was present at the luncheon to take pictures for their Newsletter.

Bobbi **moved** that the HOA hire Cindy Scott as a consultant for *Quick Books Pro*. Her fee is not to exceed \$35.00/hour. Bob seconded. **Motion Passed.**

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, January 19, 2006 at 1:00 p.m.

Respectfully Submitted,

by Linda Wolf, Assistant Secretary