

**Cliff Rose Homeowners Association
Board of Directors Meeting Minutes
January 19, 2006**

Present: Diane Cooper, Larry Githins, Fred Kircher, Bob Hayne. **Committee Member:** Paddie Braden.
Guest, Rich Strick. **Absent:** Annie Carr, Wayne Cramer and Jim Hughes.

Call to Order: The meeting was called to order at 1:00 p.m. by President, Diane Cooper.

Welcome new Board Member: Diane welcomed Larry Githens to the Board as our newest Board Member.

Review of Minutes: Fred moved that the December 9, 2005 minutes be approved as corrected.

Treasurers Report:

TOTAL FUNDS as of January 1, 2005 **\$21, 512.16**

Income for 2005

Dues	\$20,013.21
Escrow	5,250.00
Weed Trimming	401.25
RV LOT	4,462.00
Interest	370.12
ADOT Purchase & Entry Easement	5,556.00
Miscellaneous	113.01

Total Income

\$36,165.59

Expenses for 2005

Common Area Maintenance	\$9,748.22
Postage, Copies, Supplies	1,873.09
Accounting Services	1,795.25
Attorney Services	712.50
Web Site Maintenance	368.40
Newsletter	1,072.38
Real Estate Taxes	3.96
Secretary/Treasurer	2,400.00
Insurance	3,208.33
Computer Printer	108.34
Taxes for 2004	126.00
Utilities	78.12
Weed Trimming	403.75
HOA Meeting/Picnic	844.02

Miscellaneous	118.63
Total Expenses	\$22,860.99
Total Funds as of December 31, 2005	\$34,816.76

Larry Githens **moved** that the Treasurer's Report be approved as corrected. Fred **Second**. **Motion passed**.

Diane reported that Laura will be attending the February meeting to report on the audit. Laura is working on the audit. Bob reported that documents have been sent to the CPA for tax purposes.

Secretary's Report. Linda Wolf reported that 31 RV lots are rented and there are 9 vacancies. Cliff Rose has 3 new homeowners, 1 owner purchased a lot on Annolen Place.

Architectural Review: Fred Kircher reported on the following requests that were approved. 1) A revision on a short wave antenna. 2) A landscape plan. 3) A chain link fence. 4) A request to install a wrought iron railing for front steps.

A neighbor complained about the appearance of a rental. Specifically that the front yard was unkempt and oil on the driveway. Two Board members checked it out and agreed that the yard is okay. Fred will call the neighbor and report to him on the findings of the Board.

Non-Compliance - a complaint was lodged about trash containers that continue to be visible from the street. The owner was notified by letter about this infraction in June and verbally again in July. The Vice-President will send another letter to the homeowner stating that a fine will be imposed if the infraction is not addressed.

Fred introduced guest, Rick Strick to the Board. Fred **moved** that the Board approve Mr. Strick as a member of the Architectural Control Committee. Larry Githens **seconded**. **Motion passed**.

Document Review - Diane Cooper reported on the Committee's progress in Jim Hughes absence. The committee has made a lot of progress on revision of the Rules & Regulations. All of the Rules & Regulations will be combined into the body of the new document. The next Committee meeting is January 27th.

Legislative Report - Paddie Braden reported that the intersection of Rosser & Boardwalk has been under construction. There was a break in a water main. Paddie reported that she had a meeting with Terry Clay of Canavest. She spoke with Mr. Doefler about the dirt removal from the Cloudstone Development site. Canavest has purchased the property from Cloudstone. Paddie will be looking at the new plans drawn up by Canavest Development.

New Business: Discussion ensued re: contractors having "open fires" on construction sites. The Board noted that we should speak to Terry Savage about asking his contractor to be sure to have any fires in a confined area.

Diane led discussion on the Board purchasing a keyboard and a router for the laptop computer. It will make it easier to e-mail the minutes to the Board after they've been typed on the laptop.

Adjournment. The meeting was adjourned at 3:10 p.m. The next meeting will be held on Thursday February 16th at 1:00 p.m.

Respectfully submitted,
Linda Wolf