

**Cliff Rose Homeowners Association
Board of Directors Meeting Minutes
April 27, 2006**

Present: Diane Cooper, Larry Githens, Fred Kircher, Wayne Cramer, Bob Hayne, Jim Hughes and Linda Wolf. **Committee Member:** Paddie Braden. **Guest:** Byron and Joanne Boan. **Absent:** Annie Carr

Call to Order: The meeting was called to order at 1:05 p.m. by President, Diane Cooper.

Introduce Guest: Diane introduced homeowners, Joanne and Byron Boan. Mr. Boan gave a statement to the Board about another homeowner leaving anonymous notes on the windshields of cars parked on Oriental. The cars have been parked in front of Mr. Boan's house. The notes said that the cars are parked on the sidewalk. He asked that the person leaving the notes to please sign his or her name and if they have a problem to please come to their door.

Review of Minutes: Diane *moved* that the March 16, 2006 minutes be approved as presented. Wayne seconded the motion. **Motion passed.**

Treasurers Report: Bob Hayne reported that:

TOTAL FUNDS as of March 31, 2006 were **\$36,466.86**

Income for March, 2006

Dues - NSF Check	- \$55.00
RV LOT - NSF Check	- 130.00
Interest	43.13
Total Income	- \$141.87

Expenses March, 2006

Postage, Copies, Supplies	\$105.91
RV Lot Refund	30.00
Improvements (sign)	19.10
Web Domain Renewal	36.80
Newsletter	156.00
Secretary/Treasurer Jan-Mar.	600.00
Total Expenses	\$947.81

Total Funds as of March 31, 2006

Shares Savings	\$ 66.46
Money Market	10,998.10
CD (Maturity 9/16/06)	6,215.36
CD (Maturity 7/7/06)	5,191.50
Regular Checking	12,905.76
Total Funds	\$35,377.18

Bob noted that the reason the March income was a negative is because two checks were received that were sent back for insufficient funds. Diane Cooper **moved** that the Treasurer's Report be accepted. Larry Githens **seconded**. **Motion passed.** The Treasurer's Report was accepted.

Secretary's Report: Linda Wolf noted that 36 RV lots are filled and 4 are vacant.

There will be four Board vacancies in 2007. The Board is now accepting nomination for the replacements for four Board Members. Any homeowner interested in giving back to their community is encouraged to volunteer to serve on the Board. Just call a Board member and send us a biography (one paragraph will suffice).

Architectural Control Committee: Fred Kircher reported that there were 6 items approved since the last meeting. They were: a retractable awning, a sun room, stone accents for the front of a home, a fence for the side of a house, a patio cover, and a wood deck and arbor on the rear of a home.

Noncompliance: Fred sent an e-mail to a homeowner in the Carrington Estates about damage (ruts) done to the common area in the west end of Blooming Hills. He received a response. The homeowner will take care of the problem.

A porta potty sitting in front of a home became a nuisance. It has been dealt with.

An old Cadillac (with a flat tire) parked for several weeks. Fred or Richard Strick will contact the owner. If it isn't moved, it will be reported to the police department.

Document Review: Chair, Jim Hughes reported that the new Rules & Regulations document is not yet complete. The committee is at a standstill because of some issues yet to be resolved. The target date for Board approval is June 22nd. Jim would like for the new document to take effect on July 1.

Legislative Report: Paddie Braden reported that there is a new city regulation on yard watering. Watering is allowed only between the hours of 8 p.m. and 8 a.m. If a homeowner has a drip system they can water anytime.

Fred noted that all new homes must have an anti-siphon valve installed and it must be inspected yearly.

Paddie noted that Cloudstone Development will dedicate a portion of land on Blooming hill has a right-of-way for public use.

Paddie reported that the plat for Pinnacle 4 will have 95 lots on 36 acres.

Paddie toured the Adult Center. She noted that the City will take responsibility for the drainage area going toward Boardwalk.

The west end of Rosser will be having some traffic calming work. A sidewalk on will be installed on one side and parking will be allowed on the north side of the street.

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Paddie, Fred and Diane met about permanent traffic calming. Paddie informed us that no work will be done on the Cliff Rose end of Rosser for approximately 5 years. However, the City is willing to install temporary devices called curb extensions. They will fill the curb extensions with dirt so they will not move.

Larry Githens **moved** that the Board ask Craig McConnell to draw up conceptual plans for temporary traffic calming. This will consist of curb extensions on the east end of Rosser Street. Jim Hughes seconded the motion. **Motion passed.**

Maintenance Report: Wayne Cramer reported that Tropicare was notified by mail that the 2006 contract was approved by the Board.

Adult Center drainage. The city will take responsibility for contracting any work done on Cliff Rose residents' property per Project Manager, Ron Miller.

Fire prevention in common areas (letter from Prescott Fire Department). Tropicare has completed the work and a response sent to the Fire Department. Tropicare will expand into other common areas in 2006 to reduce fuels for wildfire".

Cliff Rose West Entrance Sign: Wayne reported that landscaping approved by the Board will be done in June. The rock he planned to purchase is not available at the moment.

Survey Common Area: Wayne led discussion on the need to survey the common area that starts at St. Charles and up to the back of the lots behind St. James. He noted that we should re-grade an entrance to the area to give better access for utilities. He also suggested landscaping it and installing a gate at the new entrance.

Wayne Cramer **moved** that the HOA get estimates on the cost of doing a survey on the common area starting at St. Charles and up to the back of the lots behind St. James. Jim Hughes seconded the motion. **Motion passed.**

New Business:

Diane led discussion on changes to the ByLaws. The topic was on whether or not the HOA should continue to compensate the Treasurer and Secretary for their services. The Board will continue to discuss the subject.

The next Board meeting will be held on Wednesday, May 31, 2006 at 1:00 p.m.

Adjournment: The meeting was adjourned at 4:10 p.m.

Respectfully submitted,

Linda Wolf, Secretary
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