

**Cliff Rose Homeowners Association
Board of Directors Meeting Minutes
May 31, 2006**

Present: Diane Cooper, Fred Kircher, Wayne Cramer, Jim Hughes and Linda Wolf. **Absent:** Annie Carr and Larry Githens.

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

Review of Minutes: Jim Hughes **moved** that the April 27, 2006 minutes be approved as amended. Fred Kircher seconded the motion. **Motion passed.**

Treasurers Report: Bob Hayne reported that:

TOTAL FUNDS as of March 31, 2006 were **\$35,377.18**

Income for April 2006

Dues	\$ 135.00
RV LOT	258.00
Interest	43.67

Total Income **\$ 436.67**

Expenses April 2006

Postage, Copies, Supplies	35.98
Utilities	13.02
Improvements (sign)	1,837.50
Newsletter	103.58
AZ Corporation Commission Fee	10.00

Total Expenses **\$2,000.08**

Total Funds as of April 30, 2006

Shares Savings	\$ 66.50
Money Market	11,012.66
CD (Maturity 9/16/06)	6,230.98
CD (Maturity 7/7/06)	5,202.47
Regular Checking	11,301.16

Total Funds **\$33,813.77**

Bob Hayne **moved** that the April Treasurer's report be accepted. Diane Cooper **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.

Communications Report: Linda Wolf reported that the Summer Issue of the Quail Trail is complete and will be mailed this Friday.

Linda noted that the 4th of July picnic is coming up. The contract with Parks and Recreation has been received.

Architectural Control Committee: Fred reported that the Committee approved a homeowners request to paint the front and side doors of his home.

They also approved a request for a glassed-in patio.

Fred reported that lot 407's landscape plan has been approved.

A. It brought up a problem when the adjacent lot has not had a final leveling - the drainage ditch may not be of sufficient depth. They will put in a concrete retaining wall.

B. Caused us to identify 6 items for John and Terry's attention.

C. Had a meeting with John and Terry. The items below are the most significant items from the meeting.

I. Until houses are built and lots landscaped, drainage ditches are only temporary.

II. They are not sure how to calculate rain runoff; the factors are for a 10 year not a 100 year flood.

III. Savage uses the same consultant as the city used in Pad approvals.

IV. They aren't sure if the consultant's factors are based on:

a) Naturally vegetated slopes, or

b) Landscaped home sites with 100% runoff with the slope determining the flow rate.

V) When the rain runoff is deep in the West to East main drainage ditches that run between the new section 7 and the old sections, some of the top (6 inches) should flow-off into the drainage easement ditches that run between the lots 355, 354, 353 and 352 houses, north onto Baltic. The problem is that those residents keep damming up those connections.

A. Thursday's Planning & Zoning meeting was primarily about a proposed revision to the City's Development Code. Paddie Braden did not attend, but will try to get a copy of it. Fred found these items significant:

I. The City is concerned about erosion, NOT FLOODING.

II. The code covers the developer's grading, etc. of the whole PAD and the builder's/owner's activities on individual lots over one acre. They recognize a gap regarding smaller lots.

III. If silt is allowed to flow onto streets there will be a \$25,000 fine. This includes silt flowing from common areas.

I) Fred received a request to approve a backyard installation of a Home Depot Prefabricated tool shed.

II) We have not been asked in the past to approve prefabricated structures of any kind.

We have approved the Western Too Sheds (partially prefabricated) and we know that there are some fairly large plastic tool cabinets.

- III) Should the Board establish the intent of the CC&R statement by including in the Rules and Regulations a statement that the "CC&R Article V, Paragraph G prohibition applies to houses, garages and major structures. Other prefabricated tool sheds, playhouses, playground, cabinet and other minor structures may be installed when they have been individually approved in writing by the Board or the Architectural Committee"?

The Board discussed the types of prefabricated sheds and the meaning of Article V. Paragraph G, second sentence of the CC&R's "The moving of old or new structures, built at other places and purchased for the purposes of moving on LOTS is strictly prohibited". Because of the ambiguity of the above rule, Fred will discuss the original intent with Don Savage before approving any requests for prefabricated sheds.

Document Review - Jim Hughes reported that the Rules and Regulations are not yet complete. Hopefully, they will be done by August.

Resignation - Diane Cooper read a resignation letter from Larry Githens. His new position in Real Estate is taking more of his time than anticipated. He thanked the Board for the opportunity to serve.

Maintenance Report: Wayne reported that:

Annual Maintenance Contract - Before leaving town on May 1, he took Daniel (of Tropicare) and his partner through part of the common area (from the confluences of Ditches "A" and "C" west up Ditch "C") and asked that they work on reducing fire load in that area. He had already marked several bushes and shrubs that he wanted removed as part of that work. When Wayne returned, he toured the area and could not see that anything had been done. Wayne called Aaron of Tropicare about this. He will call Daniel and meet with him on Friday to follow-up.

Subdivision Drainage - Ron Miller was to provide city forms to him so Wayne could contact the homeowners involved re: city work behind their homes on Boardwalk. No forms, no calls, no work, no action taken. He will follow-up with Ron Miller on this.

Safety - Wayne called Aaron last week and scheduled pond spraying for today.

Improvements - Wayne contacted a surveyor, Don Higgins, re: surveying the property behind Carrington Homes and behind Atlantic Ave. He is sending him maps and the suggested information which he will review and make an appointment after he returns on June 10. Wayne will include confirming property line at Boardwalk and Ditch "C" where we plan to install our new bulletin board. Bob Hayne **moved** that Wayne Cramer be authorized to spend up to \$400 to survey 3 pieces of common land. Diane Cooper seconded. **Motion passed.**

MDI Rock delivered 12 tons of rip-rap at the Cliff Rose sign on Tuesday morning. It is now

being laid in place. It may take a few days to finish with that after which we will order 10-12 tons of 1" rock to fill in around the sign.

Treated round post fencing can be had for about \$3.00/foot plus labor. Wayne suggested that we approve funding to get this project started along Blooming Hills Drive.

Wayne Cramer **moved** that we approve conceptually installing a rail fence on the common land along Blooming Hills Drive from the Covington Homes property line to the end of the common area. Fred Kircher seconded. **Motion passed.**

New Business:

Diane reported that new office software (word and excel) was installed in the HOA's laptop computer.

Watch for 4th of July flyers in the HOA's distribution boxes. The picnic will be held at Granite Park Ramada from 12:30 - 4:00 p.m.

The Board is now accepting nominations/volunteers for the replacement of four Board members. Any homeowner interested in serving is encouraged to submit their biography to any Board Member. The Annual Meeting will be held September 30th.

The next meeting will be held Thursday, June 22 at 1:00 p.m.

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

Respectfully submitted,

Linda Wolf

