

**Cliff Rose Homeowners Association
Board of Directors Meeting Minutes
June 22, 2006**

Present: Diane Cooper, Annie Carr, Fred Kircher, Wayne Cramer, Jim Hughes and Linda Wolf.
Committee Member: Paddie Braden.

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

Review of Minutes: Diane Cooper **moved** that the May 31, 2006 minutes be approved as presented. Fred Kircher seconded the motion. **Motion passed.**

Treasurers Report: Bob Hayne reported that:

TOTAL FUNDS as of April 30, 2006 were **\$33,813.77**

Income for May 2006

Dues	\$ 164.38	
RV LOT	25.00	
Escrow	50.00	
Interest	45.99	
Total Income		\$ 285.37

Expenses May 2006

Common Area Maintenance	600.00	
Utilities	6.51	
Improvements (sign)	318.00	
Prescott - picnic rental/deposit	166.25	
Yard Sale	61.12	
Total Expenses		\$1,151.88

Total Funds as of May 31, 2006

Shares Savings	\$ 66.54	
Money Market	11,028.65	
CD (Maturity 9/16/06)	6,247.16	
CD (Maturity 7/7/06)	5,213.83	
Regular Checking	10,391.08	
Total Funds		\$32,947.26

Bob Hayne noted that he has done some review on reserve funds. Diane Cooper **moved** that the May Treasurer's report be accepted as presented. Annie Carr **seconded**. **Motion passed.**

Secretary's Report: Linda Wolf noted that 38 RV lots are filled and 2 are vacant.

She noted that preparations for the 4th of July picnic are coming along: 1) the tables have been ordered (Wayne Cramer will pick them up). 2) The flyer is finished and Annie Carr will distribute it 3) Diane, Annie and Linda will decorate the tables.

Annual Meeting - the Board and Nominating Committee are working on recruiting new Board Members. All Cliff Rose residents interested in participating as Board and/or Committee members are encouraged to contact a Board member about their interest. The Annual Meeting will be held September 30th.

New Owners Report: Annie Carr reported that she visited 3 new owners, 1 renter and left envelopes with 2 other new owners.

Architectural Control Committee: Fred Kircher reported that he asked Glenda (of Don Savage) to ask Don to let him know about allowing prefabs in Cliff Rose.

The Committee approved two homeowners' requests to repaint their homes. The Committee is working on two other requests.

Fred noted that he has not yet met with Jim Hughes regarding the rewrite of the Rules & Regulations.

Non-Compliances: Fred has not yet heard back from Warren Savage on when he intends to smooth out the ruts his workmen left in the common area backing up to Blooming Hills. The homeowners noted that Mr. Savage says he intends to do it.

Document Review - Jim Hughes reported that the Rules and Regulations are not yet complete.

Legislative Report: Paddie Braden reported that the Adult Center will not be ready for our Annual Meeting. They are a month behind on the construction. She noted that when complete, the roof will be green. The roof now on the roof will also be repaired.

Falcon Point: Paddie noted that Prescott Lakes received final Council plat approval to build on Falcon Point. She asked the Council to approve having a 4-way stop installed at Blooming Hills and Prescott Lakes Parkway.

Cloudstone - Mr. Doerfler plans to build 94 Patio Homes. Unit 3 was purchased by Cannavest. A zoning change will allow 26 single family homes and open space in that area.

Raindagger will tie into the Cannavest homes development. The homes will be behind the new Don Savage homes (Cliff Rose).

Paddie reported that the empty lots on the west side of Blooming Hills have been sold to Carrington Homes.

Maintenance Report: Wayne Cramer reported that:

Annual Maintenance Contract - As a follow-up to last month's report re: common area work around Ditch "C", the Tropicare teams spent most of May completing fuel reduction work around the RV lot. They are now working on the common area section west of the confluences of Ditches "A" and "C" while maintaining other contract obligations within the sub-division.

Subdivision Drainage - Ron Miller has executed city "access to private property" forms with six Cliff Rose homeowners. In addition to improving the drainage behind two houses on Boardwalk Avenue, the city plans to improve and rip-rap the drainage ditch that runs along our common area and behind the houses located on the Rosser cul-de-sac. Work should begin within a month or so.

The culverts that feed our pond are relatively free of silt and debris thanks to our efforts last year to have Petersen Construction dredge their retention pond at Boardwalk and Atlantic Avenues. We may not be able to do any additional work in our own pond this year as it still has water in it.

Safety - The pond has been sprayed for mosquitoes. Donuts will be added this week.

Improvements - Wayne sent information on surveying to Don Higgins for review. Landscaping around the Cliff Rose sign is done. We used 24-ton of rock. Wayne ordered three drought-resistant plants (one Desert Spoon and two Bear Grass) and had them installed in front of the sign. On the other side of the sign are several volunteer Moon Flowers and a Squash Plant. They are doing quite nicely. Wayne will water the new plants through this growing season. Total expense was under \$925, we budgeted \$1,000.

Wayne received two bids for fencing along Blooming Hills Drive. Estimated 567 feet of fencing plus a gate are required. He is meeting with a third fence company. All bids will be for treated round 2-rail fence.

Discussion ensued re: the need to install a fence to protect the common area fronting Blooming

Hills and backing up to Cliff Rose residents. This common area was originally planned as a drainage area for Cliff Rose. Unfortunately, in the past year it has been used by contractors and others as an access road. As a result, it is becoming eroded from this abuse.

Wayne Cramer **moved** that we approve spending up to \$5,600 for 567 feet of round 2-rail wood, treated brown. Annie Carr seconded the motion. **Motion passed.**

Old Business: Fred Kircher **moved** that we appoint Richard Strick to fill the vacancy from Larry Githens resignation. Diane Cooper seconded the motion. Motion passed.

The next meeting will be held on Thursday, July 20th at 1:00 p.m.

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

Respectfully submitted,

Linda Wolf, Secretary