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Cliff Rose Homeowners Association  
Board of Directors Meeting Minutes  
July 20, 2006

**Present:** Diane Cooper, Annie Carr, Rich Strick, Wayne Cramer, Bob Hayne and Linda Wolf. **Absent:** Fred Kircher and Jim Hughes.

**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 June 22, 2006 minutes be approved as presented. Annie Carr seconded the motion. **Motion passed.**

**Treasurers Report:** Bob Hayne reported that:

**TOTAL FUNDS as of May 31, 2006 were** **\$32,947.26**

**Income for June 2006**

|          |          |
|----------|----------|
| RV LOT   | \$720.00 |
| Escrow   | 400.00   |
| Interest | 46.22    |

**Total Income** **\$ 1,166.22**

**Expenses June 2006**

|                                |        |
|--------------------------------|--------|
| Common Area Maintenance        | 600.00 |
| Utilities                      | 6.51   |
| Improvements (sign)            | 607.58 |
| Newsletter                     | 306.26 |
| Secretary/Treasurer Apr - June | 600.00 |

**Total Expenses** **\$2,120.35**

**Total Funds as of June 30, 2006**

|                       |           |
|-----------------------|-----------|
| Shares Savings        | \$ 66.58  |
| Money Market          | 11,045.93 |
| CD (Maturity 9/16/06) | 6,262.86  |
| CD (Maturity 7/7/06)  | 5,224.84  |
| Regular Checking      | 9,392.92  |

**Total Funds** **\$31,993.13**

Diane Cooper **moved** that the June Treasurer's report be accepted as presented. Wayne Cramer **seconded**. **Motion passed.**

**(OVER)**

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

She noted that a homeowner had been called about a car parked in their side yard. The homeowner called the renters. The car has been moved.

**New Owners Report:** Annie Carr reported that she visited 2 new owners and left an envelope with 1 new owner.

**Document Review** - Diane Cooper led discussion on the draft of the revised By-Laws. Discussion will continue next month when the full board is expected to be present.

**Legislative Report** - Bob Hayne reported in Paddie Braden's absence. He noted that a stop light will not be installed on the top of hill at Blooming Hills Drive and Prescott Lakes. The city did a study, it does not warrant a stop light at this time. Once more building commences in that area, the stop light will be revisited.

**Maintenance Report:** Wayne reported that:

**Annual Maintenance Contract** - Tropicare continues working on the common area section west of the confluence of Ditches "A" and "C" while maintaining other contract obligations within the subdivision.

**Improvements** - Surveying has been completed by Don Higgins. We have been billed for \$350 (\$400 was approved by the board). The surveyed property is behind Carrington Homes and behind Atlantic Ave. Mr. Higgins also confirmed the property line at Boardwalk and Ditch "C" where we plan to install our new bulletin board.

Bids received for the fence along Blooming Hills Drive were as follows:

|                    |                              |
|--------------------|------------------------------|
| Yavapai Fence      | - not accepting new business |
| Professional Fence | - missed three appointments  |
| American Fence     | - Bid \$7,856                |
| Liberty Fence      | - Bid \$7,977                |
| Prescott Fence     | - Bid \$5,440                |

On July 6, Wayne Cramer signed a contract with Prescott Fence Company to install a 2-rail round rail wood fence as discussed and approved at last month's board meeting. A down payment of \$2,750 has been made to set the job in motion.

Discussion ensued re: some homeowners' concerns about the need to install a fence to protect

the common area fronting Blooming Hills and backing up to Cliff Rose residents. As noted last month, this common area is 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 has become severely eroded and abused from vehicle traffic. This abuse is causing damage to what is supposed to be a drainage area. If we do not stop the encroachment on the common area, the integrity of the area will be compromised and future repair could be much more costly.

Wayne met with Ron Reed regarding grading an entrance to common area at St. Charles Ave. This will include reducing the grade to allow (mainly utility) vehicle access, sloping the sides so that they can be rip-rapped, and adding gravel to the roadway. The maintenance committee will follow-up by adding a gate and rip-rap (this is not part of Ron Reed's work).

Wayne **moved** that the Board authorize the initial \$2,000 for construction of access to 4 pieces of common area bordered by St. Charles, Atlantic, Ventnor and Boardwalk. Bob Hayne **seconded** the motion. **Motion passed.**

**Vacant Lot Maintenance** - Wayne noted that the association is starting to receive complaints about weeds on vacant lots. These will be handled on a case-by-case basis. Other board member assistance will be forthcoming for this project and it can become very time-consuming.

**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 at the Adult Center of Prescott, 335 E. Aubry St., at 6:30 p.m. September 30<sup>th</sup>. This meeting is a pot-luck dinner. Make every attempt to attend, as this is your opportunity to meet new Cliff Rose residents and resume friendships with more long-term residents.

The next meeting will be held on Thursday, August 17th at 1:00 p.m.

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

Respectfully submitted,

Linda Wolf