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Cliff Rose Homeowners Association
Board of Directors Meeting Minutes
August 17, 2006

Present: Diane Cooper, Rich Strick, Wayne Cramer, Jim Hughes, Bob Hayne and Linda Wolf.

Committee: Paddie Braden. **Absent:** Annie Carr

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 July 20, 2006 minutes be approved as corrected. Bob Hayne seconded the motion. **Motion passed.**

Treasurers Report: Bob Hayne reported that:

TOTAL FUNDS as of June 30, 2006 were **\$31,993.13**

Income for June 2006

RV LOT	\$360.00
Escrow	100.00
Interest	54.68

Total Income **\$ 514.68**

Expenses July 2006

Common Area Maintenance	990.00
Utilities	6.51
Improvements (fence)	2,750.00
Picnic/Annual Meeting	118.37
Copies/Supplies	159.23

Total Expenses **\$4,024.11**

Total Funds as of July 31, 2006

Shares Savings	\$ 66.64
Money Market	11,063.82
CD (Maturity 9/16/06)	6,279.12
CD (Maturity 7/7/07)	5,243.70
Regular Checking	5,830.42

Total Funds **\$28,483.70**

Diane Cooper **moved** that the July Treasurer's report be accepted as presented. Rich Strick **seconded**. **Motion passed.**

Discussion ensued regarding the 2007 budget. After reviewing needed expenditures for 2007, the Board decided that a raise in dues would be necessary.

Fred Kircher **moved** that the Board increase the Homeowners dues to \$60.00 in 2007. Rich Strick **seconded** the motion. **Motion passed.**

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

She noted that there are three new homeowners.

Linda Wolf reported that a large sign on an empty lot was removed at her request.

She noted that a homeowner on Boardwalk called to report that she had mud in her back yard from the storm on Sunday, August 13th. Linda investigated the problem and reported it to Wayne Cramer.

Letters to vacant lot owners were mailed. The letter asked the owners to take care of weeds on their lots. Both Annie Carr and Linda Wolf checked the lots in Cliff Rose and made note of any that are being built on.

The Home Owners Association has 3 prospective Board Members.

Communication: Linda Wolf noted that the September issue of the "Quail Trail" is being worked on and will be ready for mailing September 1st. The website has been updated with the June, 2006 minutes.

Architectural Review Committee: Activity - Fred Kircher reported that the committee approved the installation of a fence for the rear of a property on Raindagger. The committee approved the plans for a new house on lot 396.

Noncompliance - Fred noted that he received a complaint from a Marvin Gardens about homeowner about erosion from lots above him. He advised the homeowner above on Boardwalk that his drainage ditch needed repair.

Fred wrote a letter to the owner of two additional properties of needed repair to their lots. The ACC received a complaint from a Mediterranean Court resident regarding trash cans being left on the street. Fred spoke with the resident who told him that the trash can is an excessive one and he asked the City to pick it up. They told him to leave it on the street. The other resident is a renter. Fred will write a letter to the owner of the property with a copy to the renter.

Document Review - Jim Hughes reported that the revised Rules and Regulations will not be ready for the Annual Meeting.

Legislative Report - Paddie Braden's reported that the property on the corner of Rosser and Bloominghill and been purchased by Clayton & Canavest. Condos will be built on that property.

Paddie reported that the excavation going on near the Resort is to be a Cultural Center for the Yavapai tribe. There will be connector roads on both highway 69 and 89.

Maintenance Report: Wayne reported that:

Annual Maintenance Contract - Tropicare continues working in assigned areas.

Drainage - Wayne reported on drainage in Cliff Rose - no major problems have been noted in Zones 1 and 4. Sunday's rains caused property damage in the Zone 3 area. City Project Manager, Ron Miller has been apprised.

The City has installed its proposed drainage system in Zone 3 (Adult Center drainage area).

Wayne noted that erosion at a home on Boardwalk was observed. The homeowners have been informed. Ron Reed will do the excavation work on the common area above Boardwalk.

Safety - Bat House at the Pond is under study.

Wayne reported that Tropicare completed the fire prevention work at the Ditches "A", "C" confluence.

Railing for the Ventnor Park sidewalk access. The committee is testing the hill for rocks.

Erosion Control at RV Lot is temporarily on hold.

The fence along Bloominghill Drive common area is scheduled to be installed on Friday, August 18th.

Improvements - Cliff Rose Subdivision West Entrance Sign - the landscaping is finished. The plants are being watered on a regular basis.

Distribution Box Maintenance - in being done on an ongoing basis.

Moved Bulletin Board from Rosser to Boardwalk - the location on Boardwalk has been identified and surveyed.

Access road into Common areas at St. Charles - the earthwork has been done. Rock, landscaping and a gate are to be added.

Wayne gave a presentation on drainage in Cliff Rose and the common areas. The access roads on common area that is eroding will be re-graded and rip rapped.

Old Business:

By-laws - Diane led discussion on proposed changes to the By-laws. Fred Kircher **moved** that the Board accept the changes to the By-laws, as amended. Rich Strick **seconded** the motion.

Motion passed.

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 30th.

This meeting is a potluck 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, September 21st at 1:00 p.m.

Adjournment: The meeting was adjourned at 4:00 p.m.

Respectfully submitted,

Linda Wolf, Secretary

