

**Cliff Rose Homeowners Association
Board of Directors Meeting Minutes
September 21, 2006**

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

Call to Order: The meeting was called to order at 1:10 p.m. by President, Diane Cooper.

Review of Minutes: Fred Kircher **moved** that the August 17, 2006 minutes be approved as corrected. Annie Carr seconded the motion. **Motion passed.**

Treasurers Report: Bob Hayne reported that:

TOTAL FUNDS as of July 31, 2006 were **\$28,483.70**

Income for August 2006

RV LOT	\$ 60.00
Escrow	200.00
Common Area Reimbursement	125.00
Interest	56.73
Total Income	\$ 441.73

Expenses August 2006

Common Area Maintenance	\$ 600.00
Utilities	6.86
Improvements (rock work)	1,356.85
Insurance	1,932.00

Total Expenses **\$ 3,895.71**

Total Funds as of August 31, 2006

Shares Savings	\$ 66.68
Money Market	11,082.25
CD (Maturity 9/16/06)	6,295.42
CD (Maturity 7/7/07)	5,264.41
Regular Checking	2,320.96
Total Funds	\$25,029.72

Rich Strick **moved** that the August Treasurer's report be accepted as presented. Annie Carr **seconded**. **Motion passed.**

Discussion ensued regarding how to distribute corrected minutes that have significant changes to the homeowners. Trying to distribute them after they have been approved means that the minutes would be over a month old; they would not be timely. The Board decided that after they are approved, if there are any significant change, e.g. addition of a paragraph for clarification, etc. the page(s) that have the changes would be stapled to the back page of the following months' minutes.

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

She noted that there are three new homeowners.

The ballots for the Annual Meeting were mailed early in September. As of today, we have received 74 back.

Communication: Linda Wolf noted that the September issue of the "Quail Trail" was mailed on September 1st. The online version has been posted to the website. The website has been updated with the July, 2006 minutes and the revised Bylaws.

Architectural Review Committee: Activity - Fred Kircher reported that the committee approved the installation of two fences, one on Rosser and one on Boardwalk. Three houses have been approved for repainting, two on Boardwalk and one on Shortline. One tree was approved for removal.

Noncompliance - Fred noted that he received a complaint from a Reading Lane homeowner about a continuing violation regarding an RV that is parked in the driveway over the 72 hour limit. Fred spoke with the RV owner and noted that because of damage to the RV during a break-in at the RV lot, we would give the owner grace time before we fine her. The owner said that parts had to be ordered for the RV. The repairs should be done by Tuesday. Wayne Cramer **moved** that the Board be authorized to begin a level 2 fine as of October 1, 2006 if the RV has not been moved. Rich Strick **seconded**. **Motion passed**.

Fred received two complaints about trash cans being left out. He wrote a letter to the owner of the house of one complaint. A copy was sent to the renter. He spoke to the owner of another house about his trash cans. He said he doesn't have any room in his garage because he is in the midst of moving and had too many items stored there. He will put the garbage cans in his garage when he moves (within the next week or so).

Fred has received 3 or 4 complaints about dog leavings. The Board discussed the possibility of installing signs throughout the development reminding people to pickup after their dogs.

Paddie Braden's reported that a new homeowner has colored bulbs in her exterior lighting. Discussion ensued regarding this. During the Holiday Season people do use colored lights. Neighbors have been complaining about homeowners who use too many exterior lights in their yards. Our revised Rules and Regulations will have a rule about both of these issues.

Paddie noted that a homeowner has been parking his vehicles on common area near the pond. Wayne suggested posting a sign disallowing unauthorized vehicles using the area. A Board member will talk to the homeowner about moving the vehicles.

Document Review: Jim Hughes was absent.

Legislative Report: Paddie talked to the City about the 45 mph speed limit on highway 89. The City said that ADOT will continue with this speed limit until all the work on the highway is complete. Paddie also noted that signage is needed on highway 89 off Rosser to inform drivers of the speed limit.

The Cloudstone patio home models are now open for viewing

Maintenance Report: Common Area Drainage - Wayne reported that: during the rainstorm last month a homeowner on Boardwalk had a lot of damage to his yard. Common area excavation work above two homes on Boardwalk has been completed. Rip-rap has been added to secure the drainage channel and prevent further damage to private property.

Erosion at Bloominghills Drive/Prescott Lakes/CRHOA. Wayne reported that the erosion essentially was started by vehicular traffic from home construction and landscaping. He has sent a letter to Chris DeLong of HOAMCO explaining what Cliff Rose plans to do, and asking that Prescott Lakes join in the effort to repair the damage before more erosion occurs. Wayne will coordinate the repair work with the Prescott Lakes HOA. We are asking them to repair their side of the drainage ditch on the Prescott Lakes property adjoining Cliff Rose property. Rich Strick **moved** that we authorize the expenditure of up to \$2,800 to create drainage ditches at the south west corner of common area parcel 407 to preclude further erosion of the common area. Bob Hayne **seconded**. **Motion passed.**

Common area drainage is flooding a homeowners' yard on Mediterranean. Wayne wrote a letter to surveyor Don Higgins regarding surveying the common area in that vicinity. The markers are not clear on the properties behind Mediterranean Court and Oriental Ave.

Safety - Bloominghills Common Area Fence - the project is completed. Wayne plans to send a letter to Dave Haggart, owner of Prescott Fence, complimenting him on the excellent job and materials.

Improvements: St. Charles Common Area Access - Grading, entrance rock, and rip-rap are completed. The gate is to be purchased and installed next week. We still need some more rock further up the path to curb erosion. Wayne's neighbor has provided several ton of local rock that can be used to slow water alongside the roadway. A sign has been ordered for the gate that specifies Vehicle Access by Permission Only and Gross Vehicle Weight Limit 20,000

pounds maximum. Access must only be permitted for vehicles meeting this weight limit to avoid damage to common area and underlying utilities.

Storage Building on RV Lot - the building requires shelves and efforts to seal it against weather and rodents.

RV Lot Security Lighting - There is concern about the security of the RV lot. Different alternatives for lighting have been discussed. The Association does not have access to electricity for the RV lot. A suggestion was made that we purchase lights that come with their own solar panel. Wayne looked into the possibility and found a product that meets our needs.

Diane Cooper **moved** that the Board authorize up to \$600 to purchase motion sensor security lights to protect the RV lot. Bob Hayne **seconded**. **Motion passed**. Once we receive the lights, Wayne will install them.

Wayne read a letter he received from a homeowner to the Board. The homeowner is quite concerned about speeding construction trucks on States Street. The Board discussed talking to Terry Savage about this and also to ask him to give each subcontractor a copy each of the Contractor Rules.

New Owners Report - Annie Carr reported that she visited 3 homes in September; two new homeowners and one renter.

Old Business:

Annual Meeting - the Board discussed the details of the Annual Meeting which will be held at the Adult Center of Prescott, 335 E. Aubry St., at 6:00 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 regular meeting will be held on Thursday, October 19th at 1:00 p.m.

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

Respectfully submitted,

Linda Wolf, Secretary