

**Cliff Rose Homeowners Association
Board of Directors Meeting Minutes
October 19, 2006**

Present: Diane Cooper, Rich Strick, Wayne Cramer, Annie Carr, Jim Hughes, Fred Kircher and Linda Wolf. Committee: Paddie Braden. **Absent:** Bob Hayne. **Guests:** Bill Bonewitz and Board Member electees, Rusty Parker, Francis Joanes and Ron Downey.

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

Review of Minutes: Annie Carr **moved** that the September 21, 2006 minutes be approved as presented. Diane Cooper seconded the motion. **Motion passed.**

Treasurers Report: Diane Cooper reported for Bob Hayne who was absent:

TOTAL FUNDS as of August 31, 2006 were	\$25,029.72
Income for September 2006	
Dues	\$ 50.00
Escrow	300.00
Interest	53.26
Total Income	\$ 403.26
Expenses September 2006	
Common Area Maintenance	\$ 2,079.23
Weed trimming	108.00
Improvements (access)	880.60
Improvements (fence)	2,689.75
RV Refund	40.00
Utilities	6.86
Copies/Supplies/Postage	413.89
Secretary/Treasurer July-Sept.	600.00
Newsletter/Communications	329.14
Property Taxes	6.14
Total Expenses	\$ 7,153.61
Total Funds as of September 30, 2006	
Shares Savings	\$ 66.72
Money Market	5,094.64
CD (Maturity 9/16/07)	6,315.50
CD (Maturity 7/7/07)	5,264.53
Regular Checking	1,517.98
Total Funds	\$18,279.37

Annie Carr **moved** that the September Treasurer's report be accepted as presented. Jim Hughes **seconded**. **Motion passed.**

Bill Bonewitz was present to discuss traffic calming on Rosser Street. He asked why a letter regarding Rosser Street calming was not sent to the City as he had requested in February, 2006. Diane apologized for not contacting Bill to tell him that she would not write the letter after all. She felt, upon reflection, that a letter requesting speed bumps would not be a good idea. The City does not allow speed bumps to be installed on "collector roads".

Bill noted that he would turn over his Rosser Street calming duties to the Cliff Rose HOA.

Paddie Braden showed a drawing of a proposed temporary traffic calming plan for lower Rosser Street (between Shortline and N. Savage Lane). The Board will study the plans over the next month and decide on whether or not it will ask the City to install and test the calming device.

Once the Adult Center is open, a traffic study will be done on upper Rosser Street.

A meeting on traffic calming will be held on Wednesday, October 25th at 1:00 p.m. The Police Chief will be there. If you are interested, call Bob Gelinis, President of the Eagle Ridge HOA. His phone number is 771-2472.

Secretary's Report: Linda Wolf noted that 35 RV lots are filled and 5 are vacant.

She noted that there are two new homeowners.

Architectural Review Committee: Activity - Fred Kircher reported that last month was very quiet. The committee approved one small job.

Noncompliance - Fred noted that he received two complaints. One was a complaint about trash being left at a construction site after the home was completed. The other was of a house that has too many exterior lights.

House colors - Discussion ensued re: the range of colors being used by Savage. The Board discussed the possibility of asking Terry Savage to paint one wall first if an unusual color is to be used. In this case, the ACC would be called to make a determination on the color.

Maintenance Report: - Bloominghills Erosion Project. - The project was approved last month. No action due to persistent rain.

Common Area Drainage - Mediterranean Avenue/Ditch "B" Drainage - the land survey is complete. Permanent stakes will be installed to delineate the common area.

Improvements: St. Charles Common Area Access - The gate has been installed. A sign from A&B Sign specifying "Vehicle Access by Permission Only and Gross Vehicle Weight Limit 20,000 lbs. maximum" is ready to be picked-up. Access must only be permitted for vehicles meeting this weight limit to avoid damage to common area and underlying utilities. More rock still needs to be relocated from Wayne's neighbor's yard to the new roadway that we have created beyond the gate.

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

and rodents. The Board should authorize funding to make improvements here. Wayne **moved** that the Board authorize up to \$300.00 to purchase materials to make shelving and to weatherproof the storage shed. Fred **seconded** the motion. **Motion passed.**

RV Lot Security Lighting - Wayne showed the Board the solar sensor security lights he ordered. Unfortunately, the ones he wanted are no longer available. He purchased lights that cost a bit more. The total cost will be \$600.00 for the lights. Unfortunately, this only leaves \$100.00 for materials to install them. Fred **moved** that we give Wayne up to \$200.00 for the materials to install the sensor security lights in the RV lot. Diane **seconded** the motion. **Motion passed.**

Follow up on car parked on common area. Wayne noted that he will purchase signs saying "No access for motor driven vehicles".

Document Review: Jim Hughes reported that he still needs to meet with our attorney before finalizing the new "Rules and Regulations".

Legislative Report: Paddie Braden reported that a "Stop Order" has been posted on the end of Boardwalk.

Paddie noted that Canavest is now owned by one owner, Blake Parker. He plans to go through the approval process for a plat for the property to build condos along Rosser Street. Canavest also owns the property on the backside of the hill where Cloudstone is currently building patio homes.

Paddie reported that she contacted City official, Ian Mattingly about where school bus stops in Cliff Rose are sited. There are some safety concerns. Mr. Mattingly said just need to let him know where the bus stops should be sited and he would have signs installed for us. Rosser and Boardwalk seems to be rather dangerous because some children need to cross Boardwalk after crossing Rosser. People making right hand turns from Rosser onto Boardwalk may not see children in the crosswalk. Annie will follow up on this and call the School District for information.

Paddie noted that the Village at the Boulders parking lot should be finished in December. Big Lots is slated to open in November; a Kinkos, Starbucks and another restaurant are also planned. Chili's is going in across from Walgreens.

Paddie reported that there have been problems with garage sale signs on cardboard boxes have been left on the curb at the corner of Highway 89 and Rosser. Many people may not be aware that signs such as this are out of compliance with City Code.

Communication: Linda Wolf noted that a planning meeting for the winter issue of the "Quail Trail" will be held on Friday, October 20th. The website has been updated with the August, 2006 minutes and the revised Bylaws.

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

Old Business: Annual Meeting - the Board set the date for the Annual Meeting in 2007. It will be September 29th.

A picture of a sign asking dog owners to keep their dogs on a leash and to please pick up after them was shown to the Board. The Board will decide on the final design and install a few in Cliff Rose.

New Business:

Maintenance responsibilities - discussion ensued regarding how to split up the maintenance responsibilities. We need homeowners to help the Board keep track of the empty lots in Cliff Rose.

Wayne suggested that a sub-committee of homeowners be asked to join a "Beautification Committee".

Diane reported that she received a call from a Prescott Lakes resident asking if he could rent a space from Cliff Rose. She told the caller no, it's only for Cliff Rose residents.

A complaint was received about a homeowner parking a storage vehicle in their yard. Fred will follow up on it.

Diane **moved** that the meeting be adjourned. Fred **seconded** the motion. **Motion passed.**

The next regular meeting will be held on Thursday, November 16th at 1:00 p.m.

Adjournment: The meeting was adjourned at 4:30 p.m.

Respectfully submitted,

Linda Wolf, Secretary