

**Cliff Rose Homeowners Association
Board of Directors Meeting Minutes
November 16, 2006**

Present: Bob Hayne, Diane Cooper, Wayne Cramer, Annie Carr, Jim Hughes, Fred Kircher and Linda Wolf. **Committee:** Paddie Braden. **Absent:** Bob Hayne. **Guests:** 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 October 19, 2006 minutes be approved as presented. Jim Hughes seconded the motion. **Motion passed.**

Treasurers Report: Bob reported that:

TOTAL FUNDS as of September 30, 2006 were **\$18,279.37**

Income for October 2006

| | |
|---------------------|------------------|
| Dues | \$ 50.00 |
| Escrow | 200.00 |
| RV Lot | 55.00 |
| Weed Trimming | 67.50 |
| Interest | 54.16 |
| Total Income | \$ 426.66 |

Expenses October 2006

| | |
|-------------------------|-----------|
| Common Area Maintenance | \$ 900.00 |
| Weed trimming | 324.00 |
| Improvements (signs) | 104.95 |
| Annual Meeting | 324.44 |
| Utilities | 6.86 |
| Copies/Supplies/Postage | 769.65 |
| Insurance | 886.78 |

Total Expenses **\$ 3,316.68**

Total Funds as of October 31, 2006

| | |
|-----------------------|--------------------|
| Shares Savings | \$ 66.76 |
| Money Market | 3,102.49 |
| CD (Maturity 9/16/07) | |
| 6,340.70 | |
| CD (Maturity 7/7/07) | 5,305.40 |
| Regular Checking | 574.00 |
| Total Funds | \$15,389.35 |

Annie Carr **moved** that the October Treasurer's report be accepted as presented. Diane Cooper **seconded**. **Motion passed.**

New Board Members - Diane asked the new Board Members to tell the Board (Ron Downey, Francis Joanes and Rusty Parker) a little about themselves.

Secretary's Report: Linda Wolf noted that 34 RV lots are filled and 6 are vacant.

She noted that there are two new homeowners.

Linda reported that she attempted to reserve the Recreation Center for the 2007 Annual Meeting (9/29/07). The Center took the information, but will not confirm until after the move in on January 8th. The new Secretary will need to call back to confirm the date.

Architectural Review Committee: Activity - Fred Kircher reported that plans for a new house was approved by the Committee. The house has an unusual feature for Cliff Rose, a Casita .

Noncompliance - Fred noted that he received a complain about weeds in front of a house. It is now in compliance. The other was about a truck being parked on a pad on the side of the house. Jim Hughes will research the whether pads are allowed.

Fred left a message for Terry Savage to call him. He has a list of items he wishes to discuss with Terry. He has not yet heard back from Terry.

Maintenance Report: - RV Lot Security Lighting - Wayne reported that the lighting project has been completed. He gave a visual presentation to the Board on the project.

Storage Building at RV Lot - Wayne reported that most of the work is done. Shelves are installed, wood supports were installed, and the weather-proofing is almost completed. Fiber board was attached for yard tools. A visual presentation of the project was given to the Board.

RV Lot Markings - Wayne and Henry Ebbetts re-marked the RV lots. The old markings were faded.

Mediterranean Avenue/Ditch "B" Drainage - Wayne reported that permanent survey stakes were installed. A letter to a homeowner was read regarding Association responsibilities and action taken or to be taken. The letter explained where the ditch flows. Wayne explained that the Association cannot do work on drainage ditches on private property. We can however, try to control the flow of the water to mitigate water flow downstream. The ditch has been resurveyed. Wayne **moved** that the Board approve sending the letter to the affected homeowners. Discussion ensued regarding the association's duties in the matter. Bob Hayne **seconded** the motion. **Motion passed.**

Parking on Common Area (Marvin Gardens) - A "No Parking" sign was installed in the Common Area.

Bloominghills Erosion Project. - The project is scheduled for next week. Fifteen ton of rock was ordered to complete the project.

Improvements: St. Charles Common Area Access - A sign was installed on the gate. The sign says "Vehicle Access by Permission Only and Gross Vehicle Weight Limit 20,000 lbs. maximum". Some rock is still to be added for erosion control.

Bulletin Board on Boardwalk - Wayne noted that the Board wished to see the proposed bulletin board be set back from the street.

Transition Meeting - A final Maintenance Committee meeting with new Directors is to be held before the end of the year. Discussion of open projects and 2007 commitments will be discussed.

Wayne reported that had was able to repair the RV shed and purchase and install the RV sensor lights for under \$800.

Social Committee - Annie Carr reported that she visited 2 new homeowners. She noted that the Cliff Rose Ladies Breakfast is having their annual Christmas Luncheon at the Hassyampa Hotel on December 5th. Those still interested in attending may call Annie for reservations.

Document Review: Jim Hughes reported that there are no updates. He does, however plan to have a committee meeting in December.

Legislative Report: Paddie Braden reported that the Adult Center on Rosser will be opening on January 8, 2007. She noted that the night lighting on the Adult Center is just beautiful. Paddie reported that in contrast, the Petersen Homes lighting is too bright.

Paddie reported that homes will be built on the land where Tamarack runs parallel to Rosser.

Communication: Linda Wolf noted that the Newsletter Committee will be meeting on Friday, November 17th to edit the Winter issue of the Quail Trail. The Web-site has been updated with the September, 2006 minutes.

Old Business: - **Bus Stops** - Annie reported that she called the School District to get information on where school bus stops in Cliff Rose are. The only official stop is at the corner of Rosser and Boardwalk. We can ask the City to install "Bus Stop" signs above the model home on Rosser (going down). We can also ask that one be installed near the bulletin board on Rosser (going up). Annie noted that any other buses we see in the area are probably "Special Education" buses.

Traffic Calming on Rosser Street - Discussion ensued re: the City plans for temporary traffic calming on lower Rosser. Each Board member had the chance to look over the plan in detail. It was noted that the Board is very sympathetic to the plight of the residents along upper Rosser Street. The Board became concerned that the plan would cause more problems than it would solve. Because the curbs would extend 7.5 feet into the lanes on both side of Rosser, the Board thought we could possibly have auto accidents on that end of Rosser. The Board noted that the real problem is upper Rosser. Cars speed from upper Rosser to Boardwalk. After much discussion, Fred Kircher **moved** that Diane write a letter to the City telling them that their plan is not a solution to the problem. The main concern is: safety, effectiveness and the cost. Diane **seconded** the motion. **Motion passed.**

Signs for dogs - The Board looked at the proposed sign and realized that it would be too large. The sign should be 9" x 12".

New Business: - **Barking dogs.** Diane reported that she had received complaints about dogs barking at two different homes. She wrote letters to both offending parties.

Trash cans - Diane noted that there have been reports of trash cans being taken. Apparently only cans that are left out on Thursday nights are being taken. Because everything is gone from the cans, it is believed that thieves looking for information on residents' identification are responsible.

2007 Board Officers. Discussion ensued re: who would fill which office. Diane offered to be Secretary for 2007. The Board discussed asking Rusty Parker to be President, Rich Strick to be Vice-President and Chair of the ACC, Ron Downey, Chair of Maintenance, Bob Hayne would remain Treasurer, and Francis Joanes would serve on the Documents Committee. Francis said he would be willing to serve as Treasurer in 2008. Because Rich, Ron and Rusty were not present for the discussion, the official announcement will be at a later date.

President's Circle - Fred reported that he attended the most recent meeting of the President's Circle. He was able to obtain copies of Southview's ACC requirements. Most HOA's require a bond of \$1,000 - \$2,000 before a contractor can begin work in their development. After completion of the house, the ACC inspects the property. If all is as it should be, the bond is returned.

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

The next regular meeting will be held on Thursday, January 18th at 1:00 p.m., unless a change in time and date is made at a later date.

Adjournment: The meeting was adjourned at 4:45 p.m.

Respectfully submitted,

Linda Wolf, Secretary