

**Cliff Rose Homeowners Association
Board of Directors Meeting Minutes
January 24, 2007**

Present: Bob Hayne, Rusty Parker, Francis Joanes, Ron Downey, Richard Strick and Jim Hughes.
Committees: Paddie Braden and Linda Wolf. **Absent:** Diane Cooper and Annie Carr. **Guests:** Fred Kircher and Bill Bonewitz.

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

Rusty distributed a form that explains the format the meeting should take, i.e. when to speak and/or make a motion.

Review of Minutes: Bob Hayne **moved** that the November 16, 2006 minutes be approved as presented. Jim Hughes **seconded** the motion. **Motion passed.**

Treasurers Report: Bob reported that:

TOTAL FUNDS as of January 1, 2006 were:	\$34,816.76
Income for 2006	
Dues	\$ 22,485.24
Escrows	2,175.00
RV Lot	5,038.00
Weed Trimming	297.00
Interest	583.86
Miscellaneous	125.00
Total Income	\$30,704.10
Expenses for 2006	
Common Area Maintenance	\$ 11,003.20
Common Area Improvements	12,539.19
Weed trimming	526.50
Secretary/Treasurer	2,400.00
Accounting Services	625.00
Attorney Services	0.00
Insurance	2,818.78
Taxes	2,155.14
Communications (Newsletter/Web Site)	1,190.36
CRHOA Meetings/Picnic	619.22
Copies/Supplies/Postage	2,182.39
Utilities	73.01
P.O. Box Rental	50.00
Yard Sale	61.12
Miscellaneous	10.00
Total Expenses	\$36,253.91
Total Funds as of December 31, 2006	\$29,266.95

Bob noted that most of what we paid in taxes in 2006 was for the sale of common area land to the State in 2005. Ron Downey **moved** that the Treasurer's *Calendar year Report for 2006* be accepted as presented. Rich Strick **seconded**. **Motion passed.**

Discussion ensued regarding current signatures on the bank signature cards. Bob Hayne noted that

currently there are 2 valid signatures, Diane Cooper, Secretary (past president) and himself, the Treasurer. Past Secretary Linda Wolf is still a signatory on the cards. She is no longer a Board member, so her signature is not valid. The new president (Rusty Parker) has not yet been added to the Signature Cards. All of the signatory's must be present when changing the cards. Secretary Diane Cooper had to leave town suddenly because of a family emergency, and so we cannot yet change the cards. Bob is in need of having some checks signed in order to pay some bills. Jim Hughes **moved** that Linda Wolf be allowed to continue as a signatory until Diane Cooper returns. Rich Strick **seconded** the motion. **Motion passed.**

Bob noted that 40 homeowners have not yet paid their 2007 dues.

Secretary's Report - Bob Hayne gave the report in Diane Cooper's absence. He noted that the RV lot currently has 32 occupied spaces and 8 vacancies. Seven RV lessees are in arrears on their 2006 rent.

Architectural Review Committee: Activity - Rich Strick reported that on January 10 landscape plans for an existing home were approved by the Committee. On January 11, guidelines for installation of a ham radio antenna were given to a home owner. On January 22 landscape plans for a new house were approved by the Committee.

Noncompliance - Rich noted that he will contact the owner of a pad for house. The construction of the house has been stopped. Rich will ask him if he plans to continue with the construction of the house.

Maintenance Report: - Ron Downy reported that he and former Chair, Wayne Cramer went over the Maintenance notebook and walked the common area land.

Tropicare Contract - Ron distributed copies of the 2006 Tropicare Contract. Discussion ensued regarding any changes that we may want in the 2007 contract. Ron recommended that we continue with the contract as it is. Discussion ensued regarding the amount that we would pay Tropicare in 2007. Bob Hayne **moved** that we authorize Ron to sign a contract that would pay up to \$700/month for April-October and \$350/month for the months of November and December. Francis Joanes **seconded**. **Motion passed.**

Ron noted that he received a letter from a homeowner complaining about a drainage ditch on common area land. The homeowner is concerned about a small area, triangular shaped, between the swale and the property belonging to a Carrington homeowner. Apparently, the owner is concerned that the area stays moist during the rainy season. Ron will look into it.

Safety - Ron led discussion on having bat boxes built for the pond area. He suggested that the Board ask Wayne Cramer to build them. Ron suggested that the HOA pay him for his time.

Ron asked that Cliff Rose homeowners think about volunteering to serve on the maintenance committee. The committee needs several more volunteers.

Communication: Linda Wolf noted that the Newsletter Committee will be meeting early in February to plan the spring issue of the Quail Trail. The Web-site will be updated with the November, 2006 minutes and the new Board of Directors will be added.

Legislative Report: Paddie Braden reported that she met with Jim McCasland regarding a light at the Adult Center; it's too bright. She noted that she spoke with someone at the Center about the danger of people turning left on Rosser. Currently there are no left hand turns. Nothing will be done about this. The Board noted that perhaps signage could be put at Blooming Hills. Paddie will follow up on the suggestion.

Paddie reported that the land on Rosser and Blooming Hills owned by Savage, Inc. is zoned for

Neighborhood Oriented Businesses. They will be going back to Planning & Zoning to change the plat from 3 buildings to 2 buildings. There will be 78 parking spaces. One building will be 3,212 sq. ft. The other will be 9,600 sq. ft. The building facing Rosser will be one story and the one in the rear will be two stories. The buildings will all be businesses. One office will be the Savage Construction office. The lease on the current Savage office will be coming to an end soon. One of the businesses may be a coffee shop. Paddie is very concerned about where the dumpsters will be sited, the business hours and the type of lighting that will be used.

Paddie reported that homes will be built on the land where Tamarack runs parallel to Rosser. She also noted that Falcon Point, located within Prescott Lakes, sits on 27.4 acres and currently has 118 lots. There are two more areas to be developed. There will be approximately 300 single lot and patio homes.

Traffic Calming on Rosser Street - Fred Kircher reported on a Transportation Coordinating Committee meeting that he attended on traffic calming. The City wanted to install a calming device on lower Rosser Street. The former Board disagreed with the plan, as it did not address the real problem which is upper Rosser Street. The Committee noted that a balance is needed between the residents on Rosser and the City needs. Al Williams, Chair of the committee, needs a letter from someone who lives on Rosser to communicate their concerns. The Board received the copy of a letter from such a homeowner that was sent to the Transportation Coordinating Committee. Bill Bonewitz hand delivered the letter to the Committee.

Old Business: Document Review - Jim Hughes led discussion on the issue of homeowners parking on pads that were constructed on their property. Several pads have been grandfathered in. Most of those that were originally grandfathered in have since been resold, making the grandfather clause moot. Homeowners purchasing a home with a pad may not use it for storage of any vehicles. It may be used however for the allowed 72 hours to prepare an RV for a trip.

Signs for dogs - Rich reported that the signs he researched only come in a 12" x 12" size, not the allowed 9" x 12". The issue will be tabled until Diane Cooper returns.

New Business: Ron led discussion on Ditch C. A house that abuts Ditch C is for sale. The present owner will have to disclose the problems with it. The City says they will take care of the erosion issue. Of course, when is not known.

Rusty received an e-mail re: an RV that has been parked on the street for over a week-and-a-half. He will talk to the renter of the house.

Rich led discussion on Richard E. Kennett, candidate for the Architectural Control Committee. He noted that Rudi Wolf told him that he would like resign from the Committee. Rich distributed a brief bio of Mr. Kennett for the Board to peruse. Rich **moved** that the Board approve Mr. Kennett as an ACC member. Ron **seconded** the motion. **Motion passed.**

The next regular meeting will be held on Wednesday, February 21st at 1:00 p.m., unless a change in time and date is made at a later date.

Adjournment: The meeting was adjourned at 3:30 p.m.

Respectfully submitted,

Linda Wolf, sitting in for Diane Cooper, Secretary