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**Cliff Rose Homeowners Association  
Board of Directors Meeting Minutes  
April 18, 2007**

**Present:** Rusty Parker, Richard Strick, Annie Carr, Jim Hughes, Ron Downey, Francis Joanes  
Committees: Paddie Braden, Henry Ebbetts

**Absent:** Bob Hayne, Dianne Cooper

**Call to Order:** The meeting was called to order at 1.00 pm by President, Rusty Parker

**Review of Minutes:** After correction of Francis name spelling, Jim Hughes moved that the March minutes be approved. Annie Carr seconded the motion. **Motion passed.**

**Treasurer's Report:** The President submitted the Treasurer's report:

**Total funds as of February 28, 2007** **\$36,230.76**

**Income - March**

Dues	250.00
Escrow	200.00
RV lot	330.00
Interest	72.87

**Total Income** **\$852.87**

**Expenses - March**

Taxes for 2006	190.00
Utilities	6.83
Common area maintenance	620.00
Secretary/Treasurer Jan-Mar	600.00

**Total Expenses** **\$1,416.83**

**Total funds as of March 31,2007**

Shares Savings	66.96
Money Market	20,167.98
CD (Maturity 9-16-07)	6,464.88
CD (Maturity 7-07-07)	5,408.24
Regular checking	3,558.74

**Total funds** **\$35,666.80**

It was noted that there was \$20,167.98 in the money market account. It was felt that after review of funds that may be required in the near future, at least \$10,000 should be invested in CD's for 5-6 months where the current rate of interest is about 5%. Ron Downey moved the Treasurer's report be approved. Francis Joanes seconded. **Motion passed**

**Secretary's Report:** Written report submitted by Diane Cooper: February 2007 Board minutes were mailed to Bob Simpson at RLS and were also posted on the Web site. Bob at RLS also informed us of their new address in Prescott Valley and their new e-mail address which is [robertsimpson@att.net](mailto:robertsimpson@att.net) for sending updates for the web site. During the past 3 months, 3 escrows have been closed – 1781 Pacific Avenue, 1803 Reading Lane and 1965 Boardwalk. Copies of the updated Homeowners list were passed out to everyone at the meeting. Richard Strick moved that the Secretary's report be approved. Ron Downey seconded. **Motion passed.**

**Architectural Review Committee:** Richard Strick reported approvals for rear yard fence at 1897 Boardwalk, landscaping plan at 1751 Tatum Place, also approved request (with conditions) for patio cover at 1801 Shortline – the conditions being “trellis” not be a covered roof and owner should also check with Prescott City Building Dept if permit required for such improvement. The Committee was currently reviewing plans for rear yard improvements at 1893 Oriental. Discussion followed regarding galvanized or colored fence posts to be painted in keeping with our current guidelines, and it was also felt that we should incorporate the issues of noise, excessive lights and hours of use of basketball hoops into the new rules & regulations. Jim Hughes moved that the Architectural Review Committee report be approved. Ron Downey seconded. **Motion passed.**

**Maintenance Committee:**

**RV Lot:** Ron Downey reported that he and Henry Ebbetts visited the RV Lot to review what could be done about preventing breakins at the lot. Henry relayed a suggestion from one of the RV owners that a simple post and “chain gate” could be installed across the access road to the lot. Henry obtained some estimate for materials and it was agreed to spend up to \$250 for this purpose. It was also suggested that Terry Savage be approached for help in getting the holes dug.

**Pond:** Ron Downey also reported that he met with Ron Reed at the pond to discuss what needed to be done this year. He suggested cleaning the silt out of the channels at both the inlet culverts and at the exit culvert to improve the long term water flow through the pond. Ron Reed did not feel it would be possible to drain the pond, since he had limited access from the edge. This would also still leave an island where he could not reach and ruin habitat for some of the wildlife at the pond. This was discussed at length and it was finally agreed to: (1) authorize the work around the inlet and outlet culverts at a cost of \$1,600. Ron's suggestion that all the Board members meet at the pond on Friday, April 27<sup>th</sup> at 2 pm, to see first hand what could be done to safeguard our interests was also approved.

**Residence at 1436 St Charles:** Ron Downey reported on the improper & and illegal(?) access by the contractor working on this property. After several calls to the property owner and the job superintendent, he agreed to allow access through the gate in our common area from the Blooming Hills Drive on the conditions (1) that there would be no access from the utility easement that they had been using, (2) the gate on Blooming Hills would be secured and locked each evening and (3) the common area on which they are working is restored to the condition it was in before they started the work here. It was agreed that is now approved and that the contractor be informed this would be rescinded if there were further violations.

**Blooming Hills common area work in progress:** Wayne Cramer was informed of the Board's approval for additional funding of \$600 to complete the swales in the common area. Wayne indicated he would contact Ron Reed to get the additional rock required and then complete the project himself with the help of the volunteers who had already helped on this project.

**Vacant Lots:** Ron reported that he will be reviewing he map that Linda Wolf provided and will be delegating oversight of the vacant lots to volunteers and will report on this at the next meeting.

**Social Committee:**

Annie Carr reported that Nancy Brown's husband would place the annual Garage Sale posts. It was decided that we should be in compliance with our own guidelines, also to ensure we are not in violation of City rules re signs. Annie said the expenses would be maximum \$60 for Ad and photocopying. Rusty Parker moved the report be approved and Ron Downey seconded. **Motion passed.**

**Legislative Report:** Paddie Braden reported that she attended City Council meetings on April 3<sup>rd</sup> and April 10<sup>th</sup> relative to the NOB rezoning for the Corner of Rosser and Bloominghill. It was agreed that the trucks picking up trash at that location would ingress and egress from Blooming Hills and NOT Rosser. The homeowner on Annolen is also satisfied with the distance of the buildings and landscaping to be done behind his property following discussions with Terry Savage after the meeting. Paddie noted the good job of landscaping the Cloudstone developer had done as agreed. Paddie then presented the Development Agreement between TRIAD INVESTMENTS, LLC and CLIFF ROSE HOMEOWNER'S ASSOCIATION, signed by Terry Savage for TRIAD and Paddie Braden for Cliff Rose HOA/Board which states: "it is agreed to maximize the space between Cliff Rose homes and buildings on the N.O.B. property, the buildings on the NOB property will be with daytime hours, low noise and lighting impact and monument signage".

Paddie also stated she spoke with Jim McCasland of the City Council following its decision to approve a study to look into the water overflow and drainage problems as a result of the development of the Adult Center, Kensington Townhomes, Bloominghill Estates and Peterson projects. It was noted the impact these have had on our drains and the pond. Paddie will continue to pursue our interests in this matter.

**Adjournment:**

The next Board of Directors meeting will be held on Wednesday, May 23<sup>rd</sup> at 1957 Ventnor Circle at 1.00 pm. The meeting was adjourned at 4.00 pm.