

**Please read this copy of the minutes and return it to the box so that others can read it too. If you would like a copy please contact Diane Cooper at 778-0117 or email dlcooper@cableone.net.**

*DRAFT*

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

**Present:** Rusty Parker, Richard Strick, Bob Hayne, Diane Cooper, Annie Carr, Jim Hughes, Ron Downey, Francis Joanes  
Committees: Paddie Braden

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

**Review of Minutes:** After reviewing the minutes Ron Downey moved that the April minutes be approved as submitted, Jim Hughes seconded the motion. **Motion passed**

**Treasurer's Report:** Bob Hayne submitted the following

Total Funds as of March 31, 2007 **\$35,666.80**

Income – April

Interest	80.87	
<b>Total Income</b>		<b>\$80.87</b>

Expenses – April

Utilities	6.83	
Common area maintenance	718.37	
Copies/supplies/postage	7.58	
Newsletter	262.92	
AZ Corporation Commission Rpt	10.00	
<b>Total expenses</b>		<b>\$1,005.70</b>

Total funds as of April 30, 2007

Shares savings	67.00	
Money market	20,202.48	
CD (maturity 9-16-07)	6,489.84	
CD (maturity 7-7-07)	5,428.91	
Regular checking	2,553.74	
<b>Total funds</b>		<b>\$34,741.97</b>

A discussion was held concerning possibly moving some funds from the Money Market to an additional CD. It was also noted that the Money Market funds are more liquid. The Board decided that the Treasurer should determine if and when funds should be moved. Diane Cooper moved that the Treasurer Report be approved as submitted. Richard Strick seconded. **Motion passed**

**Secretary's Report:** During the past month 2 escrows have closed, 1812 Shortline and 1946 Boardwalk. Three escrows are in the process of completion. Diane has inquired about renting facilities at the Prescott Community Center for our annual meeting in September. We could rent a room from the Adult Center for \$100.00 an hour. The room will hold 16 round or 20 banquet size tables, for a total of 128 or 160 respectively. The Meals on Wheels room rents for \$75.00 an hour and will hold approximately 142 with round tables. The Board decided on the Meals on Wheels room.

The RV lot has 35 occupied spaces and 5 vacancies. The **July 4<sup>th</sup> Cliff Rose Annual Picnic** will be held at Granite Park.

**Architectural Control Committee:**

Requests were approved for re-paint of a home on Boardwalk, and a privacy wall addition to the rear patio of a home on Baltic. A meeting was held with ACC members and neighbors to discuss the backyard improvement of a home on Oriental. After discussion with the homeowner, all concerns were addressed and approval was given.

**Maintenance Committee:**

Board members met at the pond to see firsthand what the drainage issues were and discuss solutions to the problem of silt buildup. Reed Excavating was contacted to dredge silt from both the inlet and outlet culverts to improve pond drainage. This work was completed in early May. Reed suggested that we consider dredging the channel immediately above the inlet culvert to avoid a problem with an excessive runoff creating more silt; he indicated that he could do the work of \$600. This matter was discussed at the Board meeting and we agreed to pursue that approach, unless we could get an immediate indication from the City that they would be doing work east of the new Community Center that would mitigate the need for us to take action before the monsoons arrive this summer. A motion was made by Ron to approve, \$600 for dredging above the Pond inlet in the event that the City has no immediate plans for doing work east of the Community Center. Rusty seconded the motion. **Motion approved**

Terry Savage arranged to have holes dug for the placement of metal post at the beginning of the RV Lot Access Road. Posts were planted in cement, and a chain hung; hopefully making it more difficult for thieves to gain access to the RV lot. A combination lock will be installed on the chain to prevent unauthorized access. Thanks to volunteers Jay Cothrell, Bill Hurst, and Gordon Miller for their assistance.

Discussion was held concerning encroachment over private property of a contractor working on the Fero residence. We concluded that the owners of the lot where the encroachment occurred would be contacted, advise the contractor (again) not to access the Fero property via the vacant lot, and to contact our attorney to discuss any further action required.

We should have an update on the completion of the Bloominghills drainage project by our June Board meeting.

Rusty gave Ron an article from the Courier about a PHS student pursuing his Eagle Scout designation by doing a project building bat houses. Ron will contact the student and inquire about the possibility of him building some bat houses to hang/install in trees by the pond to help resolve the mosquito problem.

**Social Committee:**

Annie Carr reported that 39 residents signed up to participate in the Garage Sale which took place Friday & Saturday, May 18 & 19. Annie was able to visit 2 new residents this past month, one on Pacific and one on Reading. She has not been able to contact a new resident on Boardwalk but will continue to attempt to contact them.

**Communications Report:** The Spring issue of the Quail Trail newsletter was mailed to residents on June 1.

**Legislative Report:** Paddie will contact Jim McCasland concerning timing on the City drainage work east of the Community Center.

The bingo license for the Adult Center has been approved. Bingo will be held at the Adult Center on Tuesday evenings and Sunday afternoons. Four Tennis courts have also been approved for the park near the Community Center. This is for daylight use only, no lighting has been approved.

**Adjournment:**

The next Board of Directors meeting will be held on Wednesday, June 20<sup>th</sup> at 1957 Ventnor Circle at 1:00 pm. The meeting was adjourned at 3:00 pm.

Respectfully submitted,

Diane Cooper  
Secretary, Cliff Rose HOA