

Cliff Rose Homeowners Association
Board of Directors Meeting Minutes
March 19, 2008

Present: Rusty Parker, Diane Cooper, Nancy Brown, Audrey Formosa,
Committees Members: Paddie Braden, Richard Strick **Absent:** Ron Downey,
Francis Joanes, Annie Carr, **Guest:** Bill Bonewitz, Juanita Mitchell, Robert and
Margery Ellis, and from **Olsson Associates** – Jeff Ford, Marta Gerber, from
City of Prescott - George Henderson

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

Representatives from Olsson Associates were invited to the Board meeting to present the 4 options that they plan on presenting to the **City of Prescott**. They wanted the Board to prioritize the 4 options that they presented to us. Three of the designs were the ones that the Board agreed upon in January and the 4th design was one that Olsson Associates came up with. The 4th design was a combination of each of the previous designs. Each of the Board members reviewed the plans that Olsson Associates left with us and gave our response to Paddie Braden so that she could report back to Olsson Associates.

Review of Minutes: After reviewing the minutes of the previous meeting Nancy Brown moved that the February minutes be approved as submitted, Audrey Formosa seconded the motion. **Motion passed.**

Treasurer's Report: The treasurer's report was submitted along with a detailed explanation sheet and reviewed. Reminders for unpaid dues/fine will be sent out after the Easter holidays. Diane Cooper moved that the Treasurer's Report be approved as submitted, Audrey Formosa seconded the motion. **Motion passed.** If you would like a copy of the treasurer's report please contact a board member.

Secretary's Report: The RV Lot has 32 occupied spaces and 9 vacant. No escrows have been closed this past month.

Architectural Control Committee:

Richard Strick submitted the ACC reports as follows. The fallen fence at the property line on Shortline is a shared fence. The two residents will be getting together and work together to get someone to remove the fallen fence. Requests were approved for Landscape plans at 1309 Raindagger. A request was received from a Real Estate Agent regarding closing on residence on Ventnor Circle. The proposed buyer has a camper and wanted assurance that he could keep it in the garage. Richard faxed a letter to her that stated that the camper would NOT be in violation of the CC&R's as long as the camper was INSIDE the garage with the door

completely CLOSED and that NO PART of the camper was exposed or could be seen with the door closed.

Residents of a home being built on St Charles attended the meeting to work out difference with ACC on the color of the pop outs and garage door. After discussion colors were agreed upon.

Maintenance Committee:

The new Cliff Rose sign at the east end of Rosser, at the intersection with Highway 89 has been completed. Bill Hurst has spent considerable time in assuring that the new sign has the correct color in masonry and lettering to match the existing west end sign. Thanks to Bill for his diligence on this matter and bringing the project to a successful conclusion.

The Common Area adjacent to Bloomginghills Drive: Ron met with Greg Toth, City of Prescott engineer and toured the area inside the fence to discuss whether or not we had inadvertently created an increased velocity in the flow which might be creating the erosion problem under our fence bordering the Prescott Lakes land that runs parallel to ours. His preliminary opinion is that the swales weren't containing and directing the water as intended, since there was not enough of a trench in the middle; funneling the water together at the north end of the field increases the velocity – and therefore the eroding power; and where the water drops off from our common area into Prescott Lakes land there should be a gradual gradient instead of the several foot drop now occurring. Greg will send an email summarizing his findings, but as yet we have not received the final report.

Ron met with a resident on St. Charles to discuss the plans to restore the Common Area and repair the gate behind their house that was disturbed during construction. They had a productive discussion and Ron is very satisfied that they will do so, in fact improve the appearance of the area. Some work has already been done and the gate has been partially repaired. Ron will be monitoring progress on this matter.

Ron still needs to contact another Contractor to see that the area where ruts were created by workers on another house on St. Charles is fixed up.

The Common Area above Atlantic and Boardwalk and below Ventnor. Met with Ron Reed and walked the Common Area and discussed grading solutions to the drainage problems existing there. Ron Reed gave an estimate to dredge out the mini retention basin and to regrade 180 feet of the utility road in the area. Ron Downey request that the Board approve an expenditure of \$375 to perform this work. Audrey made the motion and Nancy seconded. **Motion passed.**

Ron Downey met with Don Savage and John Sidell from his development office to discuss the letter that they received from CRHOA attorney Jim Atkinson. He

advised that they design drainage for 25 year floods, and showed documents from the City of Prescott, Public Works Department, showing the “release” from for units 6 & 7, which apparently say that these units have been approved to work on based on his plans previously submitted to the City. Since work is not done on many of the home sites, the drainage cannot be completed until construction is underway. Ron believes that we have a commitment from Savage Construction to assist in whatever future drainage issues may come up that are the result of improper drainage installation. Ron feels that Savage Construction is making a “good faith” effort to avoid drainage problems.

Vacant Lots: Robin and Steve Hyduke, resident on States Street have offered to walk the subdivision and check on vacant lots for adherence to HOA guidelines as respect to weed and vegetation growth. They will report back to Ron on lots that need attention.

Document Review:

Nancy Brown passed out proposed changes to various sections of the Rules and Regulations for our review. Several minor changes were suggested, the Drainage Maintenance Rules & Regulations, the RV Lot and changes to the Fines Schedule. All of the changes were agreed upon. We will post the changes to the Web site.

New Business:

There was no new business.

The next Board meeting will be on May 21, 2008, 1:00 pm at 1309 Raindagger. The meeting adjourned at 3:25 pm.

Respectfully Submitted,

Diane Cooper
Secretary,
Cliff Rose Homeowner’s Association