

Cliff Rose Homeowners Association  
Board of Directors  
Meeting Minutes  
March 18, 2010

**Present:** Rusty Parker, Marilyn Hurst, Judy Shamitz, Charles Vismeg, Francis Joanes, Norm Scherer and Linda Wolf. **Committees:** John Newhall and Paddie Braden.

**Call to Order:** The meeting was called to order at 1:30 pm by Board Member Norm Scherer for President, Rusty Parker who was tardy.

**Review of Minutes:** The minutes for the February 18th meeting were reviewed by the members of the Board. Francis moved and Judy seconded to accept the February 18<sup>th</sup> minutes as presented. **Motion passed.**

**Treasurer's Report:** Francis Joanes presented the February, 2010 report for review by the Board.

**Income – February, 2010**

|                             |            |
|-----------------------------|------------|
| Annual Dues                 | \$1,190.00 |
| Transfer Fees               | 100.00     |
| RV Lot Fees                 | 520.00     |
| Weed Trimming – Vacant Lots | 150.00     |
| Interest received           | 57.70      |

**Total Income** **\$2,017.70**

**Expenses – February, 2010**

|                                 |          |
|---------------------------------|----------|
| Postage/Supplies                | \$780.54 |
| Utilities                       | 7.20     |
| Quail Trail/Newsletter Expenses | 120.05   |

**Total Expenses** **\$ 907.79**

**Total funds as of February 28, 2010**

|                        |             |
|------------------------|-------------|
| Shares savings         | \$ 1,048.96 |
| Money Market           | 20,801.96   |
| CD (maturity 8-2-10)   | 20,230.06   |
| CD (maturity 11-13-10) | 10,117.31   |
| Regular checking       | 7,599.93    |

**Total funds** **\$59,798.22**

Annual Dues: Francis noted that \$19,980 was received in December, 2009, \$5,180 in January, 2010, and \$1,190 in February, 2010, making a total of \$30,450 for 435 lots. Francis noted that he want to offer his appreciation to the homeowner who have responded so well.

RV Lot fees: Francis noted that we received \$1,685 as of December, 2009, \$630 In January, 2010, \$520 in February for the period of January 2010 to June 2010. It appears that payment has not been received for RV 3 spaces this period. Francis will confirm this position with Henry Ebbets to check on whether or not these spaces are still occupied.

Francis noted that the \$780.54 was the cost for our new laptop. It will be considered an expense item. Annual accounts were sent to the IRS after review by President, Rusty Parker. We paid \$173 to the federal government and \$45 to the state. Francis will send a copy of the names of

homeowners who still are outstanding with their dues. There are still 3 unpaid spaces in the RV lots. Francis will double check with Henry Ebbets to be sure they have not been vacated. Linda moved to accept the Treasurer's Report, Judy Shamitz seconded the motion. **Motion passed.**

**Secretary's Report: Escrows:** One escrow has closed since our meeting in February; the home is at 1477 Rosser Street. **Rentals:** The letters to the owner of rentals were mailed in February; so far we've received 24 responses. There are plans to send a second letter to the owners who have not yet responded. The Secretary asked the Board to please let her know about rentals not listed on the handout. **Complaint:** There was a complaint about inadequate drainage behind an owner's home. A letter was sent to the owner.

#### **COMMITTEE REPORTS:**

**Architectural Control Committee:** There was not a report due to the absence of both Rich Strick and Audrey Formosa.

**Maintenance:** John reported that he and Charles Vismeg are working on the CRHOA landscaping bidding report. **Tree:** John noted that he called the City to report a tree that fell over against a light pole; it has been removed by the City. **Boat parked on Street:** The owner of a boat parked on the street was contacted. He was told about the RV lot and has moved it there.

**Maintenance Report: 2/25** met with John Newhall with regard to the invoices on vacant lot trimming Lot #s 332 - Owners Michael & Innes - not a vacant lot, and Lot # 427 - Savage property; the issue has been settled. **3/3:** First draft of CRHOA "Grounds Maintenance Requirements Specification" was e-mailed to Board Members; RFQ will be created upon Specifications approval. **3/4:** Rusty Parker called about a falling tree at the Church by SR 89 and Rosser Street. Called John Newhall, he called me to let me know that the fallen tree matter came to an end, as the City removed it sometime earlier, since the tree turns out to be on their right-of-way, leaning to their light pole. Norm Scherer e-mailed to ask about the "drive" to the RV storage area and maintenance requirements, if any; Charles noted he would evaluate upon visiting the storage area. **3/6:** Linda Wolf asked for future article in Quail Trail on weeds and related trimming requirements and tumbleweed problem. Drove to see what the retention pond looks like and took pictures of the fallen tree for visual to e-mail to Board. **3/8:** Met with John Newhall and gave him copy of Homeowner's lists. Rich Strick called about taking complaint case on Oriental Ave. I accepted. He complained about a messy neighbor who is a renter and about the owner's unfinished fencing at the home. **3/9:** Took pictures of the rental house on Oriental Ave. from the street, also took pictures of the trailer parked on the street. John told me the City took out the fallen tree. The tree was leaning against their street light pole. I will send pictures of the Oriental Ave. house to the Board. **3/11:** Neighbor on Ventnor Avenue reports youth groups gatherings at Ventnor Park even late at night conducting likely illegal activities (drinking possible drug use) with warmer weather coming this could get out of hand. Charles reported activities to the Block Watch Captain on Ventnor Way. **3/12:** The Block Watch Captain reported the Ventnor Park situation to Traces Gordon of the Police Department. She will send this report to the Ventnor Way residents. The correct name of Ventnor Park is Vista Park. Linda Wolf will look up history of park. **3/13:** Called home owner on Oriental Way to follow up on his complaint. The owner of the rental completed his fencing; he seemed satisfied. I told him that normally backyard issues are not CRHOA responsibility. **3/14:** Linda Wolf asked if the afore mentioned trailer was parked on the same street for over 72 hours. Can't verify the length of time as the trailer's presence is irregular. John Newhall mentioned the ongoing mud flow problem at vacant lot #126 on Marvin Gardens. I took pictures for documentation. This condition points to possible drainage ditch inadequacy. The pictures and explanations were e-mailed to the Board. John Newhall called to tell me that he helped facilitate the Oriental Ave. tenant's rental of a space for his trailer to the RV lot. **3/15:** Paddie Braden recommends the

“park” subject be discussed at the next board meeting. Am releasing “Revision 1” of the” Maintenance Requirements Specification” to the Board as an e-mail attachment. **3/17:** Board received a note from Linda Wolf about a response to a complaint about drainage behind a house on States Street. It appears that rocks in the drainage area had been removed during the time the house was empty. Rich Strick called my attention to this item and asked me to accompany him to the site for a look. Upon taking a look at the condition of the channel, it is evident that the waterway has to be restored against erosion.

**Communication:** The January minutes have been posted on our website.

**Legislation: Rosser Street Project:** Paddie Braden reported that she attended a workshop on water management. The City will be looking at water retention ponds. They are concerned about chemicals in the City of Prescott’s water. **Adult Center:** Paddie met with Joan Shay of the Community Center and thinks that we should endorse the Center’s obtaining a liquor license because they would have more control over who drinks and how much. The State requires that all employees will be required to be licensed to serve alcohol. One way to discourage after-hours drinking is to charge 1 ½ times more for drinks after midnight. **Rosser Street:** Paddie asked the board if she should arrange a meeting with 3 council members re: the Rosser Street project. She wondered if we should ask if we can ask to have a median installed with a drip system so we plant shrubs/trees. Paddie spoke with Ian Matteringly about where the sidewalk on highway 89 suddenly drops off to nowhere.

**Old Business: Garage Sale:** Marilyn reminded everyone that the CRHOA Garage Sale is planned for September this year, no May.

**New Business: Rules and Regulations:** Linda noted that the Rules and Regulations should be consolidated into one document rather the 6 we currently have. Judy Shamitz as the Documents Chair will take on the project.

The next regularly scheduled meeting will be held on **Thursday, April, 15th at 1:30 pm.** at Judy Shamitz’s house, 1320 Rosser Street.

Respectfully submitted,

Linda Wolf, Secretary Cliff Rose HOA Secretary