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Cliff Rose Homeowners Association
Board of Directors
Meeting Minutes
April 15, 2010

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

Call to Order: The meeting was called to order at 1:30 pm by President, Rusty Parker.

Review of Minutes: The minutes for the March 18th meeting were reviewed by the members of the Board. Norm moved and Audrey seconded to accept the March 18th minutes as presented. **Motion passed.**

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

Income – March, 2010

Annual Dues	\$ 420.00
Transfer Fees	100.00
RV Lot Fees	(10.00)
Interest received	42.90

Total Income **\$552.90**

Expenses – March, 2010

Common Area Mtce Improvements	\$0.00
Utilities	7.20
Postage/Supplies	50.00
Quail Trail/Newsletter Expenses	175.00
Honorarium Secretary/Treasurer	600.00
Stipend – Maintenance Chair	750.00
Taxes IRS (\$173) State (\$45)	218.00
Website – Maintenance & Renewal fees	51.37

Total Expenses **\$1,851.57**

Total funds as of March 31, 2010

Shares savings	\$ 1,040.18
Money Market	20,811.54
CD (maturity 8-2-11)	20,253.20
CD (maturity 11-13-10)	10,126.94
Regular checking	6,258.69

Total funds **\$58,499.55**

RV Lot fees: Francis noted that we received \$50.00 this month, but refunded \$60.00 for a space that was paid to June 2010, and was vacated at the beginning of the month. Hence the negative figure of \$10.00. **Common Area Maintenance.** The bill of \$620 for March 2010, came in too late for inclusion in the March accounts, and will be reflected in April 2010.

Discussion ensued on possibly moving some the money in the money market into a CD account. The Treasurer noted that he will have a report next month on the number of homeowners who have not yet paid their yearly dues. Audrey moved to accept the Treasurers Report and Norm seconded the motion. **Motion passed.**

Secretary's Report: Escrows: One escrow has closed since our meeting in March; the home is at 1 558 Marvin Gardens. Four escrows are still open; the homes are at 1573 Rycosa, 1539 Marvin Gardens 1514 Marvin Gardens and 1938 Boardwalk.

COMMITTEE REPORTS:

Architectural Control Committee: Rich Strick reported that installation of a flagpole at 1853 Oriental Ave was approved; repainting of a front door at 1811 Reading Lane was approved; and solar installation at 1782 Pacific Ave. was approved.

Maintenance: John Newhall reported that he, Charles Vismeg and Francis Joanes met with Frank Colona and discussed options on handling the overpayment made by CRHOA to Tropicare. **Common Areas:** Pre-emergent application to small area along fence. **Tree:** Cut down a dead plum tree and cleaned tumble weeds out of a drainage ditch. Cleaned up both entrance areas. **Bidding specs:** John met with Charles Vismeg to discuss new bidding specs and procedures. They will be presented to the Board at the April meeting. **RV Lot:** John and Charles met with Prescott Fence Co. Representative in the RV Storage area. They came up with two options for the Board to discuss and/or approve.

Maintenance Report: Charles reported that John Newhall and Francis Joanes agreed to resolve billing discrepancies on Lots #332 & #427 trimming.

Charles noted that CRHOA has no knowledge of current City restrictions affecting our water run-off pond. Paddie Braden brought the topic up as to find out what the City's current view on this subject. John and Charles will investigate.

3/23/2010: Met with Henry Ebbets (RV Lot Administrator) to discuss any RV Lot related maintenance tasks, and then we toured the lot. I observed that the current motion sensing light fixtures are broken and/or dysfunctional. Henry suggested either removing or repairing the system.

- No more break-ins have been reported since some burglaries were reported a few years ago. We can't be sure if the lighting served as a deterrent or not. Henry mentioned that the chain across the road had a positive result in preventing trespass.
- If motion sensing lights to be reinstalled they would have to be the latest available solar powered motion detection LED fixtures.
- There is a metal tool shed located on the lot, secured with a combination padlock on its door. The shed has not been opened for some time.
- The unimproved portion of the drive to the lot seems in good condition, debris free, and without vegetation overgrowth. Chain guard across the drive, fencing and the gate are currently in acceptable condition.

3/24/2010: Met with John Newhall and Frank Colona (General Manager, Tropicare) at Rosser and SR 89, where Tropicare launched Spring 2010 cleanup. The sidewalk on Rosser & SR 89 should be sloped down and paved to continue to the future marked crosswalk to access the East side of SR 89 and Peavine trail that is under development. John and I will address this issue also with the City Engineer. **3/25/2010:** Audrey and Linda Wolf comment by e-mail on the RV Lot lights; they feel that we need to discuss reinstalling the system. Audrey calls about a homeowners' plan to erect a "greenhouse" at his premises (1487 Marvin Gardens). Audrey asked me to approve of his plan to use some of the excavated (dredged) dirt from the pond; where is it from, how much quantity and what for. The hothouse itself is a task for the

Architectural Committee to evaluate (Rich Strick). **3/26/2010:** Norm Scherer shares his view on the RV motion sensing light; repair feasibility and cost and/or replacement.

Met with a homeowner to learn about his hothouse (greenhouse) plan. He plans to use dredged dirt excavated from the retention pond in past years in order to eliminate silt buildup. The homeowner plans to use the excavated dirt for his future vegetable garden. He needs to build a planting bed approximately the size 12ft x 18ft and 1ft deep. Permission could be granted for that portion of his project. Pictures are available of the area in question. **3/27/2010:** Report sent to Audrey about my findings on the greenhouse plan. **3/28/2010:** Rev. 2 of the Maintenance Requirements Specification was released; emailed out to the Board members. Rev. 2 fixed some minor errors and added a new Paragraph 5.1 to the document to expand applicability for likely future non-landscaping related activities. Unless any more changes need to be done, the document will be considered final. **3/30/2010:** New document created: "Request for Quote with Requirements Specification" to serve as a vehicle to obtain proposals by potential, targeted Contractors to perform required activities on the grounds of Cliff Rose Subdivision, whether landscaping or non-landscaping related activities are needed on a contractual basis. Document was distributed via email. **3/31/2010:** The homeowner at 1726 Boardwalk reports a burglary took place in his RV on the RV Lot premises sometime in the past two weeks. His TV set was taken and there were signs of searching in the "gooseneck" are inside the vehicle. Nothing else was missing and there were no damages inside or outside of the RV. He tried to contact Henry Ebbets who is apparently out of town. We discussed the currently proposed upgrade to the motion sensing lights. I will inspect the fencing around the lot when Henry is back. There may be some way they get in, because the razor wire on the top of the chain link fencing should be an effective protection. I gave the homeowner the name, phone Number and email address of our Block Watch Captain as she is in regular contact with the Prescott PD.

4/02/2010: Took photos on the RV Lot to document the dysfunctional motion detection lighting system. **4/04/2010:** Responding to homeowner's request to go to the RV Lot to join the RV owners who discovered break-ins in similar vehicles. Prescott PD officers were present, responding to calls and accepting reports from the victims and conducted an investigation on the premises. I assured the owners that the Board will take action as needed to maintain owners' confidence. Apparently RV owners sometimes find the main gate locked in an incorrect manner. We may need to disseminate a reminder to the RV Lot renters. I took pictures to document locations at the base of the chain link fence where erosion created enough gaps to allow smaller individuals to enter the lot. Report sent to the Board.

4/05/2010: I researched online for the kind of motion sensing lights that I think would be appropriate for the Cliff Rose RV Lot. I printed their specs. **4/06/2010:** I asked for John at the Savage Construction office to come down to the RV Lot to evaluate whether or not he can assist in increasing security with earth moving equipment to close up the gaps under the fencing.

4/08/2010: After discussion, it became clear that the idea of closing gaps is not a permanent solution. Instead maybe razor wire installation at the base of the chain link fence would be a better security solution. Report sent to the Board. **4/10/2010:** Met John Newhall and Frank Colona at Francis Joanes' house to square away the "3" vacant lot billing discrepancies. Homeowner reported fresh tire marks around the chain guard over the drive toward the RV Lot. Discussion ensued re: the Tropicare bill. John noted that Tropicare is willing to work for the amount that was inadvertently paid to them. **4/11/2010:** Investigated reported tire marks and found many more going downhill toward SR 89. I don't think they were related to our recent incidents. As I was hiking the general area a PD Officer confronted me and asked who are you and what are you doing? I expressed my appreciation to him for the PD conducting more patrols in our subdivision. **4/12/2010:** Called Prescott Fence Company to give us cost estimate for RV Lot fence integrity improvement. Appointment is for Wednesday, 4/14. **4/13/2010:** Inquired at B & W Electronics (PV) whether they install solar motion detectors. They don't. I think I can do the installations myself and save CRHOA money at the same time. **4/14/2010:** Dave of Prescott Fence Company shows up to submit a quote. Copy is available for the Board. There are a couple of solutions; 1) Install razor wire alongside the fence at its base, or 2) Move two sections of the fence uphill (see sketch), reusing the existing hardware. I can add one more

option: raising retaining wall to necessary height where needed at sections along the fence. Savage could get involved in this. The Board discussed the two security options that Charles presented to them. Option #1 move the fence and add razor wire = \$2,438.64; Option #2 leave fence as is and add 420 feet of razor wire = \$872.27 He noted that we also need new sensor security lights. Norm Scherer moved that we accept Option #2. Audrey Formosa seconded the motion. **Motion passed.** Audrey moved that the Maintenance Director should purchase 5 solar lights for \$500.00 or less. Norm seconded the motion. **Motion passed.** The Board plans to study the security issue further.

Henry Ebbets reported that 30 RV lots are occupied and 11 are vacant. He asks that renters of RV lots need to remember to lock the gate before leaving. We will erect a sign at the gate reminding people to lock the gate.

Charles noted that he would like to include the common area off St. James in the Tropicare contract. Discussion ensued re: the Board taking a field trip to examine all the Common Areas.

Communication: The February minutes have been posted on our website.

The Quail Trail Committee met on Tuesday, April 13th to begin planning the next issue of the Quail Trail. We plan to have it mailed by May 1st.

Legislation: Kiosks: Paddie reported that the city plans to install parking kiosks at all City parks. Permanent parking passes can be purchased through the City for \$40.00/year. **Rosser Street Project:** Paddie Braden reported that she and Board members Rusty Parker, Audrey Formosa, Marilyn Hurst and Judy Shamitz met with the Mayor and Council members Hanna and Lamerson on April 6th. The Board told them that we still need traffic calming on Rosser Street. The Board also reminded them that medians with planters and asphalt with rubber were also part of the original plans. The mayor and council members noted that Rosser Street is still on the top of the list of streets to be repaired. They were open to what the board's concerns were. The Board of course would purchase plants for the landscaping.

Pedestrian Crossing: The pedestrian crossing at highway 89 and Rosser Street will be stamped concrete.

Social Committee: Marilyn reported that she has visited 3-4 new owners over the last few weeks.

New Business: Complaint: Complaint about a homeowner on St. James who has been storing his trailer and truck in his back yard. Rusty Parker will contact the offending homeowner to have the RV removed and to refrain from parking the vehicle on the "unpaved portion of the lot".

The next regularly scheduled meeting will be held on **Thursday, May, 20th at 1:30 pm.** at Francis Joanes' house, 1970 Boardwalk Street.

Respectfully submitted,

Linda Wolf, Secretary Cliff Rose HOA Secretary