

Cliff Rose Homeowners Association
 Board of Directors
 Meeting Minutes
 October 21, 2010

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

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

Review of Minutes: The minutes for the August 19th meeting were reviewed by the members of the Board. Norm Scherer moved and Francis Joanes seconded that we accept the August 19th minutes as presented. **Motion passed.**

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

Total Funds as of August 31, 2010 **\$52,022.69**

Income – September 2010

Annual Dues	\$ 70.00
RV Lot Fees	40.00
Transfer Fees	100.00
Interest received	48.24
Vacant Lot Weed Trimming	465.00

Total Income **\$723.24**

Expenses – September, 2010

Common Area Maintenance	\$3230.00
Vacant Lots Weed Trimming	235.00
Utilities	7.26
Postage/Supplies	1.04
Newsletter	350.00
Garage Sale Expenses	36.24
Annual Meeting Expenses	924.51
Honorarium Secretary \$450, Treasurer \$150	600.00
Stipend Maintenance Coordinator	750.00
Website Maintenance	45.00

Total Expenses **\$6179.06**

Total funds as of September 30, 2010

Shares savings	\$ 1,050.11
Money Market	3,831.75
CD (maturity 9/15/11)	10,041.87
CD (maturity 8/02/11)	20,405.89
CD (maturity 11/13/11)	10,190.44
Regular checking	1,046.81
Total funds	\$46,566.87

Norm Scherer moved that we approve the treasurer's report as amended, Judy Shamitz seconded the motion. **Motion passed.**

Secretary's Report: Complaints: Letters were sent to 1462 Rosser re: weeds, they are cleaned up; 1514 Marvin Gardens re: a trailer parked on the side of the house, it is gone; 1939 Baltic Ave., re:

weeds, 1463 Marvin Gardens re: cars parked on side of house, they are gone; 1834 Boardwalk re: dead tree, it has been removed, 1943 Ventnor Way re: weeds, they have been done; 1835 re: dead tree, it has been removed. **Escrows:** We have two open escrows. **Trustee Sale:** House at 1492 E. Rosser St. will be sold at auction on 11/15/2010 at 11:00 a.m. on the front steps of the Yavapai County Courthouse, facing Gurley Street. Foreclosure: The home at 1450 Marvin Gardens is going into foreclosure. **Annual Meeting:** The meeting was a success. Greg Toth, City Engineer spoke about our drainage issues. **Correspondence:** The Board received a thank you note from Paddie Braden re: the gift card she was given at the Annual Meeting. The Board received a letter from the owner of 1928 Oriental Ave. re: damage that was suffered during the August 27th storm. She had mud, water, debris and rock up against her home. It had to be removed. She is concerned because the current drainage system is not preventing more debris and water from causing damage to her property.

COMMITTEE REPORTS:

Architectural Control Committee: Rusty reported that Rich Strick has resigned as Committee Chair. He will continue as a member of the Committee. Rusty will temporarily fill in for him. Rusty reported that the committee approved items for two homeowners. Five items were approved for the owners of 1705 Boardwalk Ave. They are: 1) paint a patio fence, 2) paint gutters and downspouts 3) install a 20 ft flagpole 4) install a water measurement gauge and 5) replace an existing Juniper with a Russian Sage. Owners at 1971 St. James request to repaint their garage door was not approved as the color was different than the house color. Owners at 1484 Rosser were approved for minor changes to the landscape in front yard.

Maintenance: Charles reported that **owner at 1894 Oriental Ave.** was concerned, that the City would take over part of his property under the "eminent domain" statute to access and rework the drainage path. He had not attended the General Meeting and did not know that Greg Toth said the city would only need a temporary "construction right of way". **Common area CR407** drainage spillway invoiced by Rodney Schaffer 's "Your Own Retreat Landscaping, Inc." . Photos were sent out via email to Board members. Francis noted that he was unhappy with the use of Rodney Schaffer's company without Board approval. He was particularly distressed because Rodney Schaffer is an in-law of John Newhall's. He was upset at the appearance of nepotism. Discussion ensued re: the issue. Norm Scherer moved that the Board establish a policy that we obtain 3 bids for any maintenance jobs over \$1,000 and, that they be approved by the Board except in the case of an emergency. If a job is under \$1,000 we should get 2 bids. Judy Shamitz seconded the motion. **Motion passed John Bustamante of Carrington resident** (corner of St. Charles & Bloomingdale Dr) expresses his discontent with CRHOA for not doing anything to prevent runoff damage prevention coming off Utility Access CR406. Solution may come only when the City establishes means to channel runoff across and under St. Charles Street into existing Ditch "G". Maintenance Team is willing to include a significant upgrade of the Utility Access Common areas CR406, CR293, CR232 & CR254. **Owner of vacant Lot #323** called to arrange authorize weeding that she'll be billed for. She wanted to know the cost. In previous years a relative of hers did the job, who is no longer available.

At the General Meeting a proposal to convert **Common area CR407** into a residents' park countered with strong negative response from St Charles Street homeowners. A firm promise was issued not to pursue any action that would lead into such development. It must be said though, that the proposal was based on an idea from a resident who lives in the neighborhood. Owner of vacant Lot #89 has been having problem with his neighbor because of the illegal drainage to his lot. It is hampering his sale of the property. Mediating between the two so far has produced no results. Letter was sent to the owner of the property to request the drainage reworked, copy to owner of Lot #89. **Complaint** to Marilyn Hurst. She reports that residents are unhappy with the neglected upkeep of rental property along Rosser Street and Shortline Lane area. **Tropicare** submitted September weeding and cleanup Invoice. Subsequently was OK'd and reviewed original was delivered to the Francis Joanes. **A fully grown but dying elm tree** on Common area CR141 is awaiting removal. The Maintenance Team

expected Tropicare to do this in the allocated year end budget, since not much activity is taking place. Instead, Tropicare quoted \$500.00 to remove the tree. However, Rodney Schaffer's "Your Own Retreat Landscaping, Inc" quoted \$450.00 for the same job, dated Sep. 19, 2010. This bid is subject to Board approval. **Regular Maintenance Team** weekly meeting. Agenda include defining list of Landscaping Contractors to be contacted for bid submittal 2010: Calling local Landscape Contractors from a list that is available online. **Mailed "Request for Quotation" and "Maintenance Requirements Specification"** package are in the mail to six select Contractors. The bids are evaluated on competitive basis and other factors. The winning contract will be for the 2011 calendar year. Joseph Schaffer of "A'zuni Landscape & Design" came to see what the grounds maintenance scope is in Cliff Rose. He has been given a tour. **Estimate** was obtained from a maintenance crew to dig up hillside erosion at vacant Lot #336 (1928 Ventnor Circle). Company was recommended by Rich Strick. As a corner lot the perimeter is long and would cost \$2,000.00, including machine rental, if approved by owner. This would be paid for by the owner. **The 8/27 storm** runoff dried mud was cleaned up from the sidewalk on St. Charles Street where the Common area CR406 meets the street. Letter and photos of the lot #336 erosion was mailed to absentee owner; requesting a decision over the authorization or choosing means to accomplish the job. Followed up on **Prescott City maintenance** crew activities at the North end of the twin culverts under Marvin Gardens Lane. No meaningful progress has been made thus far. Will contact Prescott Engineering Services. Photos taken for documentation throughout the period. Subjects are shown in reverse chronological order:

Ditch "A" City Crew Operations at Marvin Gardens

- Vacant Lot #336 Erosion
- CR141 Diseased Elm Tree Removal
- CR407 Spillway Rework
- CR407 Gate Post Erosion
- RV Lot New MAXSA Security Lights
- Witnessing Storm Runoff at Critical Locations of the 8/27 Floods
- West of CR Watershed that Drains through CR Subdivision
- Aftermath of the 8/27 Downburst at Cliff Rose
- Miscellaneous Images of Various Projects

Please note: Invoice will be provided shortly to Treasurer to document cost involved with photo processing.

Discussion ensued re: the sidewalk that runs parallel with the property abutting South Savage Lane . It was noted that the sidewalk is covered with rubble. It is dangerous and could cause someone to fall. Linda Wolf asked if Tropicare could sweep it. Paddie Braden noted that the sidewalk does not belong to Cliff Rose; it belongs to the owner of the property abutting the sidewalk. The property is not in Cliff Rose.

Communication: The November – January issue of the Quail Trail will be mailed at the end of the month. The Annual Meeting Summary will be included in the mailing.

Social Committee: Marilyn Hurst reported noted that the annual garage was a success. Marilyn received a list of 2 new owners and a new renter. She will visit them and welcome them to Cliff Rose.

Legislative. Paddie Braden reported that she has been gone for several weeks. During her absence she had a call from Cliff Rose resident Bill Bonewitz re: bids on the Rosser Street project going out in November.

Bill Bonewitz noted that he met with council members re: the traffic calming. He discovered that the proposals going to bid are not the same ones originally shown to Cliff Rose residents. Olsson showed 4 proposals to the Board. There are now only three. They are: 1) Full traffic calming as originally proposed 2) Medians only, no stamped concrete or chicanes 3) No traffic calming at all. He expressed

to them that medians alone do not constitute traffic calming. The city responded that it does consider them traffic calming. He noted that traffic calming is for safety purposes. He reminded the Board that he had circulated a petition to residents on lower Rosser Street on calming for lower Rosser Street. Residents who signed the petition agreed that calming is needed. The petition was rejected. As a result of his recent meeting with city officials, Bill felt that an additional informational meeting should be planned for Cliff residents. Paddie noted that if a median is built on lower Rosser, the city had agreed to run water pipes to the median so that Cliff Rose can plant trees and/or shrubs in it. The city had also agreed to use rubberized asphalt when they resurface Rosser Street. The Board needs to see the new plans before they go to bid. Paddie noted that she will arrange a meeting with City officials. She will try to set up an appointment with City Manager, Steve Norwood.

New Business: Mr. and Mrs. Russo were present to ask the Board for advice on how to proceed with repairing the damage to their property after the August 27th storm. The neighbor in the rear of their property notified them that the drainage system between their properties is actually on their property, therefore they are responsible. Before he can begin repairs, he needs to have a meeting with 2 of his neighbors. Runoff from Marvin Gardens is running through their property. Charles Vismeg offered to set up a meeting with Greg Toth of the City and ask him to help with the neighbors. The board also suggested that they have their property re-surveyed to help with the issue of where the property line is between their property and the property owner behind them.

The next regularly scheduled meeting will be held on **Thursday, November 18th at 1:30 pm** at Norm Scherer's home at 1956 Putnam.

Respectfully submitted,

Linda Wolf, Secretary Cliff Rose HOA Secretary