

Cliff Rose Homeowners Association
Board of Directors
Meeting Minutes
May 12, 2011

Present: James Pickering, Charles Vismeg, Judy Shamitz, Joyce Arnold, and Linda Wolf.
Absent: Marilyn Hurst and Norm Scherer. **Committees:** Paddie Braden and Rusty Parker.

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

Review of Minutes: The minutes for the April 21st meeting were reviewed by the members of the Board. Joyce Arnold moved and Charles Vismeg seconded that we accept the April minutes as presented. **Motion passed.**

Treasurer's Report: Joyce Arnold presented the April, 2011 report for review by the Board.

Total Funds as of March 31, 2011 **\$61,788.85**

Income - April, 2011

Vacant Lot Weeding & Trimming	370.00
Annual Dues	\$462.00
RV Lot Fees	62.00
Transfer Fees	200.00
Interest received	71.13
Paid Return Check Fee	32.00

Total Income **\$1,197.13**

Expenses - April, 2011

Common Area Main. Improvements	3,185.50
Utilities	11.66
Postage/Supplies	84.47
Stipend Main. Coordinator	750.00
Honorarium Secretary/Treasurer	600.00
AZ Corp. Commission Yearly Report	10.00
Website Renewal (2 Yrs. - Godaddy)	43.72

Total Expenses **\$4,685.35**

Total funds as of April 30, 2011

Shares savings	\$ 750.46	
Money Market	22,587.54	
CD (maturity 8/02/11)	20,608.47	
CD (maturity 5/21/12)	10,119.61	
Regular checking	4,234.81	
Total funds		\$58,300.89

Linda Wolf moved that the Treasurer's Report be approved. Judy Shamitz seconded the motion. **Motion passed.** Joyce noted that quite a few renters of RV Lots have not yet paid their fees. She also noted that some owners are quite late paying their fees and some have not paid their late fees \$10.00. Discussion ensued re: increasing the penalty for not paying yearly homeowners fees on time (owners have from November to the end of February to pay their fees each year (3 months). Linda Wolf moved that we change the late fee from a flat \$10.00 to \$10.00/month for each unpaid month. This will start on January 1, 2012. Judy Shamitz seconded the motion. **Motion passed.**

Secretary's Report: Escrows: Linda reported that we have one open escrow. It is at 1984 Oriental Ave. Two escrows closed in May; they are at: 1462 Rosser Street and 1965 Boardwalk Ave. **Foreclosures:** We received notice of two foreclosures, they are at: 1808 Shortline Lane and 1546 Marvin Gardens. **Letters:** 1) letters sent to owners of homes at 1766 Boardwalk Ave. re: dead tree in back yard; 2) 32 letters were sent to vacant lot owners re: sending their e-mail addresses to Charles for more efficient communication; 3) to owner of house at 1947 Ventnor Way that his tenant has 2 dogs running loose and leaving their poop everywhere 4) to owner of rental at 1806 Boardwalk re: front yard needing work and to put trash cans out-of-sight; 5) owner of rental at 1888 Boardwalk front yard needs work; 6) a second letter to owner of house at 1949 Boardwalk re: storage of stone in front yard; and, 7) to Greg Toth inviting him to our 4th of July picnic.

COMMITTEE REPORTS:

Architectural Control Committee: Rusty reported that the Committee approved was informed that the house on 1477 Rosser Street was painted without ACC approval. A letter will be sent to the owners.

Maintenance: RV Lot: Re-grading project to cost \$3,336.00 by John Sandri of Savage Construction Co. John Sandri called and indicated that he may start the RV Lot road re-grading next week or the following one. **Erosion of Lot 236:** Homeowners at 1939 Atlantic Ave called to bring attention to his backyard hillside erosion and their plan to use pressurized concrete spray-on process to contain eroding hillside, coming down on his yard from Common Area CR293 (Utility Access Road). A "Proposal/Contract" was produced by local cement works "Unico", intended for CRHOA's consideration. The homeowners are asking the HOA to match the stabilization method on the Common Area side over the eroding surface. **Tree Removal:** New owner at 1535 Mediterranean Lane asked to have dead tree removed from neighboring Lot #95. Action is pending. **Drainage:** Received letter from Civiltec Engineering requesting the HOA grant easement access in Cliff Rose. Granting an easement is legally required if work activities will start on private properties associated with drainage work. Greg Toth called to discuss easement issue. Meeting arranged to follow up on the subject that was raised by Civiltec Engineering. Meeting with Greg Toth, Jim Pickering and myself was very informative. Greg provided us with insight into the scope of this public works program and, its incremental approach due to funding allocation, and, if and when it is available by County authority. Greg will decide what part of the drainage improvement project is to be implemented first and within the above mentioned constraints. A high priority item for drainage reconstruction is the watershed area on both sides of Rosser Street and east of the Adult Center. Storm runoff will be channeled toward the general area of our "Ditch C", under and often over Boardwalk Ave between Lots #137 & #138 and between Lots #53 & #54 where the natural ravine begins. Jim verbally invited Greg to attend our annual 4th of July picnic, an official invitation will follow. His wife and two children; will be invited. Expect him not to give a formal speech but he will be available for questions. **Tropicare:** paid for maintenance performed on Common Area. **Vacant Lot Policy:** Owner called and inquired about our weeding policy. Told him that we weed as needed, 2 times during the

year's growing season, and will charge in accordance with the size of the job (spent hours) not the size of the lot. Owner of Vacant Lot #418 called to say that he paid for last season's weeding, but his check was lost in the system. Secretary contacted him. **Complaint:** Homeowner at 1944 Putnam Pl, Lot #287) called and expressed his unhappiness as he put it to an "offensive No Trespassing " sign next to his property on Lot #288. This lot is owned Cliff Rose homeowner Tony at 1444 St. Charles St., Owner at 1944 Putnam also had a (proven false) claim about one of the sign posts installed on his property. This dispute is between the two neighbors. **Job Tracking Form:** Redesigned Vacant Lots Maintenance job tracking form replaces the old one. Tropicare and Maintenance Team will be using it from here on.

Communication: The committee mailed the May issue of the Quail Trail. The March, 2011 minutes were posted on the website.

Social Committee: No report as Marilyn Hurst was absent.

Legislative. Rosser Street: Paddie reported that she attended the City Council meeting on May 10th where they made their decision on which option to select for Rosser Street. She asked them to please select no less than option 2. She noted that because of the traffic numbers, speed and the 9% to 11% grade from Boardwalk to highway 89, cars coming onto Rosser Street from side streets and driveways, two church parking lots, the Adult Center and school bus stops, Cliff Rose prefers option 1; the safest option. The City Council decided on option 3; no safety features except for radar speed signs. She noted that a meeting with the construction team is scheduled for next week and they estimate work will begin on June 1st. The time allotted in the contract reads 130 days. Appropriate notices and continuing updates for residents will be placed before and during construction. Work can begin as early as 7:00 a.m. The radar speed signs will be placed approx. 100 feet from Hwy 89 and Bloominghill. The stamped concrete circle at Boardwalk (color still not identified) and the area at Hwy 89 will be tined up to about the church driveway. Paddie again mentioned the noise factor and was informed that the tining will create less noise than the stamped pavers. As far as the striping is concerned due to the fact it is one of the last things to be done allows them time to meet and come up with some ideas of wider space from the curb etc. Paddie will continue to be kept informed. There was also once again discussion about the sidewalk and it sounds like they will POSSIBLY meet with the church to discuss something being done in a cooperative mode to solve the problem there. Paddie noted that Cliff Rose would be open to any discussion or help needed to make it a possibility so that folks could safely access the trails by foot, bike, or wheelchair.

New Business: Jim noted that the owners at 1939 Atlantic Ave. would like for the HOA to help pay to mitigate the erosion problem behind their home. Discussion ensued re: our responsibility in the matter and whether or not this would set a precedent. Jim Pickering will meet with our attorney re: this issue.

The next regularly scheduled meeting will be held on **Thursday, June 16th at 1:30 pm** at Norm Scherer home at

Respectfully submitted,

Linda Wolf, Secretary Cliff Rose HOA Secretary