

Cliff Rose Homeowners Association
Board of Directors
Meeting Minutes
June 16, 2011

Present: James Pickering, Charles Vismeg, Judy Shamitz, Norm Scherer, Marilyn Hurst, Joyce Arnold, and Linda Wolf. **Committees:** John Newhall 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 May 12th meeting were reviewed by the members of the Board. Norm Scherer moved and Charles Vismeg seconded that we accept the May minutes as corrected. **Motion passed.**

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

Total Funds as of April 30, 2011 **\$58,300.89**

Income – May, 2011

Annual Dues	\$80.00
Transfer Fees	200.00
Interest received	35.60

Total Income **\$315.60**

Expenses – May, 2011

Common Area Maintenance - Tropicare	486.00
Utilities	11.66
Website Maintenance	15.00
Don Savage – Maintenance RV Road	3,336.00

Total Expenses **\$3,848.66**

Total funds as of May 31, 2011

Shares savings	\$ 750.52	
Money Market	22,591.67	
CD (maturity 8/02/11)	20,634.57	
CD (maturity 5/21/12)	10,119.61	
Regular checking	2,666.31	
Total funds		\$54,726.68

Linda Wolf moved that the Treasurer's Report be approved. Norm Scherer seconded the motion. **Motion passed.**

Secretary's Report: Escrows: We have two open escrows. They are at 1815 Boardwalk and 1897 Boardwalk Ave. Another escrow opened at 1962 Boardwalk and was cancelled.

Letters: The secretary sent letters to 1) owners of homes at 1965 Boardwalk re: trash cans, 2) 1477 Rosser re: paint color on trim 3) 1742 Baltic re: barking dogs 4) and 5) 2nd letter from secretary to Greg Toth inviting his family to our 4th of July picnic.

4th of July Picnic: The secretary called Weber Insurance to send a certificate of insurance to Prescott Parks & Recreation. Should we pay \$1.00 per vehicle at the park where we are having our 4th July picnic for our

homeowners or ask them to pay \$2.00/car? Discussion ensued regarding having CRHOA pay for parking. Linda Wolf moved that CRHOA pay \$1.00 per vehicle for Cliff Rose residents, up to 75.00 total. Judy Shamitz seconded the motion. **Motion passed.**

Annual Meeting: The annual meeting is in September. We need to find homeowners who will serve on the board. Do current members of the Board members whose terms will be up December 2011 wish to rerun for the Board? The members are:

- Joyce Arnold – she replaced Audrey Formosa whose term is up December 2011.
- Norm Scherer
- Judy Shamitz
- Charles Vismeg

If everybody reruns, we should still try to find 1-3 extra members as Francis left in March and we have been without a full board for quite some time. We should make a decision on how many members we think we need.

The new owner of the home at 1840 Boardwalk is interested.

COMMITTEE REPORTS: Architectural Control Committee: Rusty reported that the Committee approved 1) a metal roof and dormers and gable additions for the home at 1955 Ventnor Circle.;2) colors for trim at house at 1477 Rosser Street; 3)colors for house at 1840 Boardwalk Ave., the colors of the shed were included in the approval; and,4) approved the colors for the house at 1840 Oriental Ave.

Maintenance: Vacant Lots: Charles reported: that the Maintenance Team conducted a Vacant Lots cleanup schedule and jobs cost coordination on 5/13/11. No permission letters received by 3 delinquent absentee property owners. All were notified by mail again, that if we did not hear back we would commence weeding and bill them. The Maintenance Team decided to wait no longer than the end of June to complete vacant lot weeding. All vacant owners who have not responded to the 3 mailings will be billed for weeding by Cliff Rose. New owners of 1535 Mediterranean Court contacted Maintenance over the neighboring Vacant Lot #95 that needs cleanup. Homeowner was concerned about "too much" weeding and cleanup. The owner of the vacant lot agreed to have 2 dead trees removed. Owner on Mediterranean was not too happy to hear what our cleanup policies mean and that "nature preserve" character of Lot #95 does not satisfy requirements. 2 dead trees will be removed off Lot #95 and weeding to take place. **Cost sharing on erosion abatement:** Congenial conversation followed when the owners at 1939 Atlantic Ave. called to clarify the Board's stand on their request of cost sharing of their erosion abatement project. They'll proceed on their own. Concrete surface treatment began on the property at 1939 Atlantic Ave. Boom equipped cement truck pumped cement over steel grid layout on the dirt surface to create an appearance of natural granite. The surface treatment was added from the backyard surface up to the Utility Access Road, also partially covering HOA section CR293, to stop prevent further erosion. Maintenance Director asked the property owner to make sure that the truck leaves no deep ruts behind. No evidence of damage was found. **Information provided:** Homeowner of 1920 Atlantic Ave reported a small external construction project is about to be done that would stop moisture seepage into her home at the lower level. Homeowner of 1840 Oriental Ave had questions about house painting color approval. Advised her to contact ACC Chair Rusty Parker. **RV Lot Access Road:** John Sandri notifies of starting repair work on the RV Access Road. The RV Road re-grading process is complete. Inspection finds that the ride is much smoother, but the road remains vulnerable for future erosion. Henry Ebbets suggested we look at asphalt surfacing. Will look into pricing for possible upgrade. **Tropicare Invoices:** Received Invoice from Tropicare Landscaping for the first part of the Month of May. The HOA will respond with one payment at the end of the month, even though the Contractor may submit more than one Invoice per month. Contractor expressed no problem with that. **Ditch C:** Trash Ditch "C" behind the bench on Boardwalk from overturned unattended trashcan. Nearby neighbor lodged complaint. John Newhall collected the refuse. **Drainage/Erosion:** Rick at Civiltec Engineering called to ask if we had information on who to talk to re: the property at 1490 Marvin Gardens Lane. The owner recently passed away. The property suffered erosion damage on Aug 27, 2011 downburst. Rick's search was in regard to the damage as a follow-up via the closest relative to homeowner. Rick had an incorrect phone number and couldn't get in touch with the daughter. Preparation is underway to initiate corrective measure on another

erosion related damaged berm on CR254, which is the furthest section of Utility Access Roadway above Atlantic and Boardwalk Avenues. This section is traversed by Ditch "B" which dumped enough storm runoff to reroute the drainage through backyard on 1950 Boardwalk Ave. This corrective action addresses a problem that was identified by the Board last year when a tour of the damaged area was conducted by Maintenance. Scheduling is under review as key players try to find an agreeable time to meet on site and plan the job. **Utility Road Use:** The owners of the home at 1491 Marvin Gardens Lane requested permission to receive backyard reconstruction landscaping materials using the Utility Access Road. The Road runs by their property on Marvin Gardens Lane. Their backyard property is difficult to reach. The Board approved their use of the access road asking that the road be restored if any damage occurs. Inspection after material delivery found no detectable damage.

Charles reported that basically he has had very good cooperation with vacant lot owners. The owners of Vacant Lot #390 (1703 Tatum Pl) cannot be reached. The phone number associated with the property belongs to someone else. Because we want to keep up Cliff Rose we decided to clean-up lot #390 at our cost. The owner has not paid dues for 2 years.

Communication: The April, 2011 minutes were posted on the website. The newsletter committee will be meeting in July to plan the August issue of the Quail Trail.

Social Committee: Judy Shamitz reported for Marilyn who was away during May and the first part of June. She noted that she spoke with four new residents.

New Business: 1) The owners at 1702 Baltic Ave. asked the Board for permission to leave their RV in their driveway longer than usual. They are readying it for a trip. Because Baltic is right off Rosser Street, they have to pass over Rosser to reach the RV lot. The Board informally agreed to this via e-mail. Norm Scherer moved that we grant an exemption in this case to our usual policy of parking an RV for 72 hours because of the construction on Rosser Street. Linda Wolf seconded the motion. **Motion passed.** 2) Jim reported that he received a complaint from a homeowner on Boardwalk that someone is throwing dog waste under their bushes. 3) Jim reported that he met with George Henderson of the city to talk about dust control on the Rosser Street project. He noted that Mr. Henderson was very helpful and agreed to be sure a water truck is available during construction. 4) Jim reported that the owner of the home at 1796 Pacific Ave. is concerned that someone is spraying sugar on her trees.

Joyce Arnold moved that the meeting be adjourned. Judy Shamitz seconded the motion. **Motion passed.** The meeting was adjourned at 3:10 p.m.

The next regularly scheduled meeting will be held on **Thursday, July 21st at 1:30 pm** at Marilyn Hurst's home at 1939 Oriental Ave.

Respectfully submitted,

Linda Wolf, Secretary Cliff Rose HOA Secretary