

Cliff Rose Homeowners Association
Board of Directors Meeting
HOAMCO
3205 Lakeside Village, Prescott, Arizona
January 20, 2022

The following attendees met via Zoom: Present: Peggy Walker, President; Catherine Craig, Vice President; Martin Zwilling, Treasurer; and Bill Colwell, Bill Krauss, ARC Director. Chris Lewis, Social Director, Brit Flores, Community Association Manager; Bryan Zdanowski, Executive Director of Management Services, HOAMCO,

Guests: Rich Zablocki, Greg Stillwell and Jeanne Morrison

Absent: Charlotte Anthony, Secretary; Patrick Swafford, Compliance Director

- I. **Call Meeting to Order:** The meeting was called to order by Peggy Walker at 2:33 pm.
- II. **Introduction of Management and Board Members:** Peggy introduced Brit Flores as the new Cliff Rose Community Manager and Bryan Zdanowski as the Executive Director of Management Services at HOAMCO.
- III. **Introduction of Guests and 2 minute Open Forum:**
 - a. Jeanne – expressed concerns about weeds growing on a ditch. Bill C clarified that the ditch was on private property. She left the meeting shortly after.
 - b. Greg Stillwell – present to understand how the HOA Board works
 - c. Rich – attending for general interest
- IV. **Approval of Meeting Minutes:** Peggy moved to approve the Open Meeting Minutes November 19, 2021. Marty Zwilling, second. **Motion passed** unanimously.
- V. **Treasurer’s Report - November and December 2021 Financials:** Britt Flores provided Balance Sheet information for December: Operating Funds \$35,853.13, Reserve Funds \$55,696.88 for a total of \$91,550.01 – Marty moved to approve the Nov and Dec 2021 Financials, Peggy second, **motion passed** unanimously. – Marty thanked Peggy for keeping expenses low and reported 100% Reserves, 6K under budget so far.
- VI. **Architectural Report** – Bill Krauss gave his oral ARC Report: 5 approved, 1 preliminary approval, 2 pending.
- VII. **Social Report** – Chris Lewis gave her oral social report – noting one new resident on Baltic which had their welcome package. She recapped the Holiday contest. Peggy moved to have Holiday contest winners may not be a winner again until the following year. Chris Lewis, second. **Motion passed** unanimously.
- VIII. **Maintenance:** Bill Colwell gave his oral maintenance report: The board discussed the three landscaping proposals that were received and determined that we do not have the funds to enter into an annual contract, but will revisit bidding out smaller projects. **Action Item for HOAMCO (Brit and Bryan) to create RFP for the Utility Road project.** Bill would like a Town Hall meeting once bid is approved to create transparency for the residents re: city’s responsibility for drainage vs. Cliff Rose. Involvement and

responsibility of property owners whose property butts up to utility road. **IX.**

Compliance: Patrick did not attend - no report.

- X. Communications Committee:** Catherine Craig discussed the CC&R vote, her door-to-door efforts – still outstanding is the need for 96 yes votes. Quail Trail was discussed and Peggy is to write the Quail Trail articles this month, with suggested **Action Item for Brit, Peggy and Catherine to meet regarding updating the Cliff Rose Website.**
- XI. Ongoing Business:** Board discussed postponing the end of the vote for another 90 days – **Action item – Bryan Zdanowski to research whether the 90 day extension can start from the end of the voting session or starts from the end of today’s meeting.** An incentive program was discussed for remaining residents to inspire voting. Peggy moved to continue to collect votes for 90 more days – Marty Zwilling Second, The **motion passed** unanimously. Peggy moves that the incentive not exceed \$500, with a 1st, 2nd and third place draw as \$150.00, \$75.00 and \$50.00 – Marty second, the **motion passed** unanimously.
- XII. Next Meeting:** Next meeting date is February 17, 2021 at 2:30PM via ZOOM. **XIII. Adjournment:** Meeting was adjourned at 3:55PM

*Respectfully submitted,
Brit Flores, Acting Recording Secretary*