

Agenda - Cliff Rose HOA Board Meeting May 19, 2022

Thursday, May 19, 2022 at 2:30 PM

LOCATION: Preferred in-person at HOAMCO Office, Zoom option

Call to Order

- **Time:** 2:30 by PW
- **Roll Check:**
 - Board members present: Peggy Walker – Board President – (PW) Marty Zwilling – Board Treasurer (MZ), Rich Zablocki – Maintenance Chair (RZ) – Attending via ZOOM: Catherine Craig – VP (CC), Patrick Swafford (PS)
 - Board members absent: Bill Krauss
 - Guest: John Banta

Approval of minutes – Special and Open:

- Approval of April 21, 2022 minutes - action item – Motion: MZ – Second RZ – Motion passed unanimously
- Approval of May 10, 2022 special meeting minutes - action item Motion: Motion MZ – Second RZ – Motion Passed unanimously
- PW discussed Minutes to be circulated to the Board for changes within a few days and posted to the website within 10 days of meetings by CW per BF Final Draft.

Management Report: BF discussed the RV lot is being audited by HOAMCO to reflect proper charges in RV lots per spaces occupied, not only length of RVs.

Treasurer's Report (Marty Zwilling)

- April Financials - MZ – On budget for the year cash position of \$98,000 in Reserves – additional expenses of note – HOAMCO, Landscape maintenance and HOA taxes – overall the community remains close to budget.
- Motion to Approve April 2022 – RZ, Second CL – vote passes unanimously

Board Committee Reports:

Architectural: (Bill Krauss)

- See Report – per BK – PW reports painting project on Oriental is painted and completed. BF to insert BK's report into minutes

Social: (Chris Lewis)

- Social Report: (Chris Lewis)
 - New move-ins and Welcomes
 - 8 new residents, no new renters – will be sending welcome emails to all. CL will purchase more gift cards
 - Ice cream social – reserved for June 30 – 6-8PM \$240.00 for the room – discussed budget of ice cream \$60.00 – **PW suggested a \$500.00 budget. Motion: PW – second – MZ – motion passes unanimously** - CL asked the Board to provide toppings.

Maintenance: (Rich Zablocki)

- RZ reported contracted with Just-in Time for the drainage ditch, refer to Rich's report, attached at end of minutes (Brit to include) – Also reported that weed herbicide was sprayed on common areas in and around the RV lot. RZ discussed RV roadway maintenance needed to smooth transition from Rycosa to RV lot road. RZ also reported that the vegetation on the sides of the road have been cut back. RZ is documenting small maintenance jobs he has noticed and done himself for the next maintenance chair. RZ discussed drainage ditch on Savage Lane and overgrowth which should be pruned for fire mitigation. Drainage ditch from Marvin Gardens and down also has overgrowth. MZ suggests spending \$5000 for fire mitigation during the dry season. Board discussed fire mitigation on the area outside of Savage lane going down to 89. BF suggested reaching out to The Over the Hill Gang to help with de

the maintenance and CL suggested to ~~lay~~ place the brush near the road for the City (fire department) to remove or chip.

Communications (Catherine Craig and Peggy Walker)

- Website updates: CC reports the website has been maintained
 - Rental Committee – PW discussed the Board is in the process of gathering interested parties – BF to send email to Owners of renters, pending PW's verbiage. Once sent, another eBlast will be sent to the Ownership describing the rental committee, expectations, goals, etc.
 - Volunteer Waiver – PW wants all residents doing work on their own to sign waiver, and asked for feedback on limits and liability. RZ asked that HOAMCO ask what the volunteer waiver would be used for, and attach to their account and send to the Maintenance email in addition to a copy to HOAMCO to be filed.

Ongoing Business:

Open Forum

Two minute discussion per interested attendee

Next Meeting: Thursday, May 19, 2022 at 2:30 PM.

Location: HOAMCO Office

Announcement of Executive Topics

Close General Meeting 3:50 by PW