

## **Agenda - Cliff Rose HOA Board Meeting June 16, 2022**

Thursday, June 16, 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) – Catherine Craig – VP (CC) Patrick Swafford – Member at Large (PS) – ○ Zoom attendance: Social Chris Lewis (CL)
  - Guest: ZOOM David Fero

### **Approval of minutes – Special and Open:**

- Approval of May 19, 2022 minutes - action item – Motion: RZ – Second PW – Motion passed unanimously

**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. Discussed various homeowner requests and calls, future compliance painting

### **Treasurer's Report (Marty Zwilling)**

- April Financials - MZ – Everything is positive and no negatives to report. The HOA is well inside the budget so far. Checking \$42,243 – \$39,345 – paid annual insurance cash position is still 96K.
  - Motion to Approve May 2022 – CC, Second BK – vote passes unanimously

### **Board Committee Reports:**

**Architectural: (Bill Krauss)**

- BK reports – ARC fairly quiet last month – 4 new requests – 3 approved, one open (ARC has asked for more detail and has not heard back).

**Social: (Chris Lewis)**

- Social Report: (Chris Lewis)
  - CL has sent email asking for volunteers
  - Ice cream social – reserved for June 30 – Ice cream is ordered - need Board Members to sign up for toppings. Board Members to email CL what they are bringing.
  - 8 new residents, no new renters – will be sending welcome emails to all. CL will purchase more gift cards
  - BF to send eBlast Flier
  - 2 new move-ins – need two new gift cards
  - Board discussed the ANNUAL GARAGE SALE Friday and Saturday, September 9th and 10th
  - ANNUAL POTLUCK DINNER AND MEETING Saturday, September 17th, 2022 at the Meals on Wheels banquet room - Prescott Adult Center
  - Reports there are handyman flyers place in the Cliff Rose flier boxes
    - BF to call handyman to cease using flier boxes

**Maintenance: (Rich Zablocki)**

- RZ reports that All May contracts for Maintenance has been completed – The trail road has already had new growth past 10 inches, RZ has cut it down, as well as on the utility road around the drainage ditches. Just-in-Time Landscaping is trying to schedule placing riprap on the utility road within the next 2 weeks. RZ wants to invite owners to comment on the maintenance they've seen. The lock on Blooming Hills access road does not work. Drainage ditch will be finished this month (\$3100 bill)

Your Own Retreat is scheduled to cut and clear Vista Park at the top of Ventnor and has offered to do a second spray for the RV lot.

- RZ suggests that the homeowners not use the utility road as a transport for personal landscaping as it is hazardous. RZ asks what the maintenance of the road is for the HOA. BF to ask the City what our responsibility is for the Utility Road. **AGENDA ITEM – Next Meeting. Arrow Fire Estimate – 7K – CR142- PW made a motion to accept the estimate hoping to get for less – CC Second – passed 5 in favor 1 opposed** - PW spoke about the gate that is damaged and a sign that's bent on

Savage Lane – PW to walk trail with RZ to assess damage. PS discussed drainage coming off Savage Lane between Rosser and Marvin Gardens needs fire maintenance again – **AGENDA ITEM**

- Patrick volunteered to spray along the road to the RV lot. **Motion to reimburse Patrick up to \$50.00 for the cost of weed spray – Second RZ – vote passed unanimously.**

### **Communications (Catherine Craig)**

- Website updates: CC reports minutes are updated on the website.
- Volunteer Waiver – PW will work with BF to create email to Owners after Board Approval.
- eBlast to homeowners who rent their properties – BF to send. PW wants to define the rental committee mission statement. PW reminded the board that committee chairs must be board members and suggested a continuing Board Member Chair the committee or an interested HOA member consider joining the board and taking the leadership position.

### **New Business:**

Annual Meeting – Sept 17 at Meals on Wheels Center – PW to work with BF on PPT presentation and budget. **JULY AGENDA ITEM.**

**Open Forum**

Two minute discussion per interested attendee – David Fero Resident volunteered to help with Common Areas and agreed to sign off on the Volunteer Waiver – BF to email volunteer waiver release to him.

Next Meeting: Thursday July 14, 2022 at 2:30 PM.

Location: HOAMCO Office

**Announcement of Executive Topics**

Close General Meeting 3:41 by PW

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