

## DRAFT MINUTES - Cliff Rose HOA Board Meeting March 17, 2022

March 17, 2022 - 2:30

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

Call to Order:	<ul style="list-style-type: none"><li>• Time: 2:31PM by Peggy Walker – President (PW)</li><li>• Roll Check – Peggy Walker - President (PW), Catherine Craig – Vice President (CC), Martin Zwilling - Treasurer (MZ), Chris Lewis - Social (CL), Richard Zablocki - Maintenance (RZ)</li><li>• Brit Flores – HOAMCO (BF)</li><li>• Not Present – Patrick Swafford - Violations/ARC (PS)</li><li>• Guests: 2 Residents in attendance</li><li>• Quorum: Yes</li></ul>
Approval of minutes (Brit Flores/ Charlotte Anthony)	<ul style="list-style-type: none"><li>• Approval of February 17, 2022 minutes - action item</li><li>• Pending Correction from CC</li><li>• Motion: Marty</li><li>• Second – Bill K</li><li>• Passes Unanimously</li></ul>
HOAMCO Manager Report: (Brit Flores)	<ul style="list-style-type: none"><li>• BF reported there were minimal calls from the residents, 5 vacant RV lots and a RV propane tank theft</li></ul>
Treasurer's Report (Marty Zwilling)	<ul style="list-style-type: none"><li>• February Financials – Marty reported total cash of \$96, 333.44 with \$55, 710.39 in Reserve funds, \$39, 550.78 in Operating.</li><li>• The Board approved – the minute taker did not record the motion process.</li></ul>
<b>Board Committee Reports:</b>	
Architectural: (Bill Krauss)	<ul style="list-style-type: none"><li>• See Report – At end of document:</li></ul>
Social: (Chris Lewis)	<ul style="list-style-type: none"><li>• Social Report: (Chris Lewis)<ul style="list-style-type: none"><li>◦ CL reported 5 new owners with 3 welcome cards and gift cards delivered and the need for updated resale lists and emails from HOAMCO, monthly.</li></ul></li></ul>
Maintenance:	<ul style="list-style-type: none"><li>• Peggy reported Bill Colwell resigned</li><li>• Update - Report by RZ - proposed maintenance area/schedule<ul style="list-style-type: none"><li>◦ CR 407 Bloominghills Dr. – Cut 1 x May/ 1X September South side of fencing – HOAMCO to determine who owns the fence.</li><li>◦ CR 408 Ventnor Circle – 1x May/ 1x August – Picnic Deck 1x in June</li><li>◦ CR 406, 293, 232, 254 – St. Charles/Ventnor Circle Maint. Rd (Utility Road) – Cut 1 x August for tall weeds</li><li>◦ CR 005 – Rycosa Ln and RV Lot – 1 x may and 1 x August</li><li>◦ CR 294 (entrance) fire wise project – 1 x May &amp; 1x Sept</li><li>◦ CR 140 Entrances Trail – 1 x may &amp; 1 x Sept – Marvin Gardens, Boardwalk, Savage Lane</li><li>◦ CR 141 (narrow entrance to 140) Rosser - 1 x May &amp; 1 x Sept</li><li>◦ CR 021A – Savage Ln. – 1 x May 1 x Sept Roadside and</li></ul></li></ul>

	<ul style="list-style-type: none"> <li>perimeter <ul style="list-style-type: none"> <li>○ CR 142 Savage Ln &amp; Hwy 89 – 1 x May and 1 X Sept 30 ft from roadsides</li> <li>○ CR 204, 364, 365 Rosser St. - 1 x May &amp; 1 X Sept</li> <li>○ CR 205 Bloominghills South of Rosser – 1 x May &amp; 1 X September</li> <li>○ CR 270 State Rd – 1x May &amp; 1 x Sept (must cross property for access)</li> </ul> </li> <li>● Motion: MZ – Maintenance/Utility Road Repair</li> <li>● Second: Peggy</li> <li>● Vote – Unanimous</li> </ul>
Compliance: (Patrick Swafford)	(Violation log is discussed in executive session)
Communications: (Catherine Craig)	<ul style="list-style-type: none"> <li>● Website Update – Board voted to ask CC to do a soft launch with a password to test the site.</li> <li>● Quail Trail – PW tabled discussion of the newsletter for the next meeting</li> </ul>
<b>Non-board Committee Reports:</b>	
<b>Ongoing Business:</b> Website launch	
<b>New Business:</b>	
	<ul style="list-style-type: none"> <li>● BZ discussed city easements given to HOAs for common areas – in most cases city won't take easement property back. In cases where property reverts to city, HOA is still required to maintain (example - meridians such as those in Prescott Lakes.</li> <li>● BZ reports Cliff Rose HOA can increase assessments up 20% based on budget – over 20% has to be majority of ownership (51%). CC&amp;Rs are silent on Special Assessments. See copy of CC&amp;R's</li> <li>● Time of day for meetings – Board voted to keep the time of the meetings at 2:30PM</li> <li>● Potential new Board Members, discussion: <ul style="list-style-type: none"> <li>○ Nomination of Rich Zablocki to Board</li> <li>● Motion: Peggy nominates Rich Z to Maintenance Chair - BOD</li> <li>● Second: Bill Krauss</li> <li>● Vote Unanimous – Term – until September 2022</li> </ul> </li> </ul> <p>The Board discussed it needs a Secretary RV Lot –</p> <ul style="list-style-type: none"> <li>● The Board discussed and agreed to change the RV gate code and send eBlast w/ new code to RV tenants and Code of Conduct/Rules</li> </ul>

<b>Suspended Business:</b>	
<ul style="list-style-type: none"> <li>• Tabled Discussion of further Maintenance</li> <li>• Cliff Rose Newsletter</li> </ul>	
<b>Open Forum</b>	
	Two minute discussion per interested attendee
<b>Announcement of Executive Topics</b>	
Close General Meeting	Meeting Adjourned at 4:03 by PW

Next Meeting: Thursday, April 21, 2022 at 2:30 PM.  
Location: HOAMCO Office

**Cliff Rose HOA  
Board Meeting  
March, 2022  
Architectural  
Committee  
Report**

Committee Members: Bill Krauss – Chair. Kamie Cismoski, Conrad Herse,  
Deborah Newhall, Richard Zablocki. Committee activity since February 17,  
2022.

<b>Date</b>	<b>Address</b>	<b>Owner(s)</b>	<b>Detail</b>
2022-02-17	1747 Tatum Pl.	Kamie Cismoski*	Walkway, landscaping
2022-02-18	1960 Boardwalk	Jeffrey and Donna Schnoor	6'x29' backyard fence, (dark green). Repaint house trim (black).
2022-02-28	1747 Tatum Pl.	Kamie Cismoski*	Paint (same color). Replace exterior lighting.
2022-02-28	1949 Boardwalk	Mia Darkus	Replace rotted garbage enclosure. Repour concrete pad at front door.
2022-03-03	1871 Boardwalk	Marek J Solek	Finish lower level (walkout)

\* As an ARC member, Kamie recused herself from these decisions.