



Cliff Rose Homeowners Association

Open Board of Directors Meeting

April 17th, 2025, at 7:00PM

I. Call to Order

The meeting was called to order at 7:00 PM.

II. Open Forum (3 minutes per topic)

Jeanette Westely (1928 Oriental):

Expressed concerns about vehicles blocking sidewalks, requiring her to leave notes on cars. Frank advised contacting the police department for street parking violations.

Jeanette also questioned how new construction projects are being managed, noting that some builds do not match the community aesthetic. Donna explained that a specific new build was missed during a prior manager and ARC Committee's oversight.

Additionally, Jeanette raised a concern about an inoperable vehicle in a resident's driveway; she was advised that it has already been addressed.

Scott:

Asked about a large retaining wall construction. Donna explained it was approved by the City and the association was required to approve it as well.

Raised concerns about rat infestations at the RV lot. Catherine explained that prior pest control efforts were not effective long-term, and that continuous maintenance is key. Scott mentioned the possibility of using a contraceptive treatment to control the rat population.



Commented on speeding along Oriental Avenue. Hannah offered to check with traffic control about placing an electronic speed sign. Frank suggested the possibility of the Association purchasing a sign.

Julie:

Inquired about vendors for painting street numbers on curbs. It was recommended she hire a vendor independently.

Rich:

Proposed creating a neighborhood committee to work alongside the Board and will forward details to Dave.

Liz:

Agreed with earlier concerns about the RV lot and emphasized the need for proactive decisions.

Jody:

Asked for feedback about holding night meetings. Jeanette suggested considering Mondays instead of Thursdays.

Scott emphasized the need for better communication from the Association.

III. Approval of March 2025 Minutes

Rob motioned to approve the March 2025 minutes; Frank seconded; all were in favor.

Hannah noted a correction regarding the bid amount for the weed clearing project.

Dave motioned to amend the minutes with the corrected figure; Jody seconded; all were in favor.

IV. Architectural Report

Donna thanked Catherine for her work with Carly to create fillable ARC forms, which now send a confirmation email to both the manager and the applicant.



Donna confirmed that inspections and Friday updates are ongoing and progressing smoothly.

It was noted that updating the color palette should be the next ARC project.

Donna also discussed the ARC deposit requirement in the contract with HOAMCO, which is not addressed in the community guidelines.

It was agreed that three members would meet with Josh next week to review and bring a recommendation back to the Board.

V. Management Report

Hannah presented the Management Report.

VI. Treasurer's Report

Approval of March 2025 Financials:

Jody reported a small discrepancy due to a delayed transfer from the RV operating account to the main operating account.

Catherine compared the 2024 and 2025 budgets and noted discrepancies. She recommended the Board re-review and amend the 2025 budget.

Catherine motioned to reassess the 2025 budget; Dave seconded; all were in favor.

Hannah will pull the last three years of year-end financials for Board review.

Julie asked about budget availability and was advised it is included in the annual notice and posted on the Association website.

VII. Maintenance Report

Removal of Space 41 (RV Lot):

Rob, Catherine, and HOAMCO recommended removing Space 41, as the RV lot is not at capacity.



Catherine motioned to remove Space 41; Dave seconded; all were in favor.

RV Lot Signage Repairs:

Catherine motioned to repair and update the RV lot signage; Donna seconded; all were in favor.

Weed Spraying:

Hannah provided updates on attempts to secure additional bids for weed spraying. The Board discussed alternatives, including using Arrow Fire Mitigation for brush burning.

RV Lot Operating Account:

Catherine motioned to establish a cost center for RV lot expenses to be paid directly from the RV Lot Operating Account; Dave seconded; all were in favor.

Catherine requested RV lot items be included on the next meeting agenda.

VIII. Social Committee Report

Sue stated that once the final invoice from the venue is received, she will coordinate with Hannah to arrange payment with the HOA debit card.

Hannah will notify the Board when payment is made.

IX. New Business

ARC Appointments:

Two applications were received for open ARC positions.

Dave motioned to appoint the two applicants; Catherine seconded; all were in favor.

Board Communications:

Catherine recommended that all Board communications copy the entire Board.



Dave motioned to implement this policy; Catherine seconded; all were in favor.

Eblast Communications to Membership:

Catherine motioned that two out of three officers (President, Vice President, or Social Chair) must approve eblast communications before distribution.

Dave seconded; all were in favor.

X. Old Business

Compliance Policy Review:

Tabled to allow new members time to review the policy.

Proposed Bid Solicitation Policy:

Catherine motioned to approve the policy with a revision allowing "denials to bid" to count toward the bid requirement.

Dave seconded; all were in favor.

Board Duties:

Tabled for discussion at a future meeting.

XI. Adjournment

The meeting was adjourned at 8:56 PM.