

# Cliff Rose Annual Meeting Minutes

September 9, 2023

## 1. Call to Order

Donna Whitmore called the annual meeting to order at 6:38 pm and expressed gratitude to the attending owners for their participation.

## 2. Proof of Quorum

Quorum was established with Donna Whitmore, David Clark, Bill Krauss, and Dale Gustafson present. Patrick Swafford was absent.

## 3. Introduction of BOD

Donna introduced herself as the Board President, alongside David Clark (Treasurer), Dale Gustafson (Maintenance Chair), and new Board member Tom Wilhelm. Donna emphasized the Board's responsibility for making decisions for the community's security, welfare, and livability.

## 4. Introduction of New Member

Tom Wilhelm was introduced as a new member during the Board of Directors introduction.

## 5. President's Report

Donna reported completion of various tasks, including updates to the RV lot contract, Bylaws, Rules and Regulations, and the website. A complimentary landscape book from Waters Nursery was added to the association website.

## 6. 2022-23 Goals

Discussion on updating CC&Rs for state compliance, a new harassment policy, and addressing drainage and weed abatement in common areas. Acknowledgment of volunteers contributing to community events.

## 7. Treasurer Report

David Clark thanked HOAMCO, discussed financial standing, reserves, and reported on specific expenses, including mailbox repairs. Income sources include assessments, fines, and compliance fines.

## **8. Committee Report**

Dale discussed weed cutting, difficult-to-access areas, drainage concerns, and thanked volunteers. Drainage issues on utility and service roads were highlighted, with member concerns addressed.

## **9. Management Report**

Lynessa discussed the importance of having updated contact information reported to HOAMCO so that members receive timely correspondence and that community documents can be found at the Cliff Rose website at [cliffrosehoa.org](http://cliffrosehoa.org).

## **10. Election Results**

- Quorum met; Tom Wilhelm elected to the Board.
- IRS Ruling passed.
- Current Board: Donna Whitmore, David Clark, Dale Gustafson, and Tom Wilhelm.
- Bylaw amendment passed.

## **11. Open Forum**

- Owner Sandy proposed reinstating a women's breakfast group, seeking communication advice.
- Owner Ann suggested emailing details for the Quail Trail newsletter.
- Recommendation for neighbors near drainage issues to join the maintenance committee.
- Discussion on community awareness, special assessments, and prioritizing tasks.

## **12. Adjourn**

The meeting adjourned at 7:36 pm.