

## Cliff Rose HOA Board of Directors Meeting Minutes

November 18, 2021

The meeting was held at HOAMCO

Board Members Present: Peggy Walker, Marty Zwilling, Chris Colwell, Bill Colwell, Chris Lewis, Catherine Craig, Bill Krauss, Charlotte Anthony

Board Members Absent: Patrick Swafford

HOAMCO Staff Present: James Fettkether, Ashley Beumer (Via Zoom)

Residents Present: Dick Studdard,

Call to Order: The meeting was called to order at 2:30 p.m. by President Peggy Walker. A Board packet was delivered to all Board members in advance of the meeting.

Open Forum: Dick Studdard reported that there have been a few issues with neighbors of the Oxford House during the past month. He suggested starting a Neighborhood Watch program in the area.

Approval of October 21, 2021 Board Minutes: Peggy Walker made a motion to approve minutes and Catherine Craig seconded, **motion passed.**

HOAMCO Management Report: James Fettkether reported updates to his management report. A correction to the number of Written Consent Forms that has been turned in.

RV Lot has 32 occupied and 8 vacant, there were approximately 20 calls and emails from homeowners that James Fettkether noted on the report.

Treasurer's Report: Marty gave his monthly report, with the finals for October: income of \$0.25 and expenses of \$555.95.

The reserve fund now totals \$55,682.92. When combined with the Operating Account ending balance of \$11,564.132, this gives us a current total cash balance of \$68,340.36.

Catherine Craig made a motion to approve the October financials. Chris Lewis seconded, **motion passed.**

Marty reported on the 2022 Budget. Marty said he did not see a reason to increase dues or increase the cost of the RV lot. Marty stated that the income from the RV Lot is enough to cover the expense of maintaining the area at this time.

Catherine Craig made a motion to approve the 2022 Budget, Chris Lewis seconded, **motion passed.** Board approves 2022 Budget.

Architectural Review Committee Report: For October there were 2 approved applications and 1 pending approval. Bill Krauss stated he is waiting on response from homeowner of 1560 Marvin Gardens for low wall along driveway regarding request for plot/diagram. James Fettkether reported that he reached out to homeowner as well and has not heard back as of this time.

Social Report: Chris Lewis brought the Holiday Decoration Contest flyer. She asked the Board for the approval for \$175 Prize money to winners. Catherine Craig made a motion for approval, Marty seconded motion, **motion passed.**

Chris Lewis reported a change to welcoming new Homeowners. They receive a Welcome letter with a gift certificate to Bill's Pizza. Homeowners have been very receptive and happy with this.

Peggy asked James about new renters in the area. Ashley Beumer stated that the homeowner does not have to report that they are renting the home. However, our Rules and Regulations include registering renters through our online form.

Maintenance Report: Bill Colwell reported the progress being made to secure a new landscape contract. James reported he has reached out to vendors and is awaiting a response from a couple at this time. Bill Colwell stated that if proposals are too high they will go back to the previous method of bidding per job rather than a contracted RFP. The Board prefers the latter.

Bill Colwell reported on Dick Studdard's previously brought up concern on mosquitos stated that he found mosquito pellets for roughly \$25. Bill Colwell also reached out to the City regarding consistent speed limits and is waiting to hear back from them.

Communications: Catherine Craig reported she updated the website and organized documents for easier use. Peggy Walker asked if links were still active on website, Catherine said she believes so and will test to verify.

Peggy Walker asked about Quail Trail ideas. Suggests offering more fun information to engage readers. Peggy Walker reports that Quail Trail will be passed to Chris Colwell as we move forward.

Ongoing Business: James Fettkether reported that to date there have been 183 Written Consent Ballots returned (156 "yes" and 27 "no"). These numbers are after multiple reminder emails to all that have not returned theirs. A group has volunteered to contact the residents who have not voted yet Peggy Walker asked if they can leave a ballot in the door. Ashley Beumer says you can leave them. Volunteers will have talking points they can use, a note with main points will be left if no one answers.

Ashley Beumer suggested sending an eblast to the community to let them know about the campaign. Peggy Walker said she would put together and send to James.

**New Business:** The Election of Officers is as follows:

- Peggy Walker made a motion to approve Charlotte Anthony as Secretary. Vote occurs, all approve. Charlotte Anthony is now Secretary.

There being no further business, the meeting was adjourned at 3:40 p.m.

The next Cliff Rose Board meeting will be held on January 20, 2022, at 2:30 p.m. The meeting will be held at the HOAMCO conference room, 3205 Lakeside Village, Prescott.

Respectfully submitted by Charlotte Anthony