

Agenda - Cliff Rose HOA Board Meeting April 21, 2022

Thursday, April 21, 2022 at 2:30 PM

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

Call to Order:	<ul style="list-style-type: none"> ● Time: Call to Order by PW 2:30 ● Roll Check Peggy Walker (PW) – Board President, Patrick Swafford PS – Member at Large, Rich Zablocki – Landscape Chair RZ, Bill Krauss (BK) – ARC Chair, Catherine Craig (CC) – Vice President ● Guests: Terry Furlong, John Fournier ● Absent – Marty Zwilling (MZ) - Treasurer
Approval of minutes (Brit Flores/ Charlotte Anthony)	<ul style="list-style-type: none"> ● Approval of March 17, 2022 minutes - Action item ● Motion:CC ● Second: RZ ● Motion Passes – Motion Passed Unanimously
HOAMCO Manager Report: (Brit Flores)	<ul style="list-style-type: none"> ● See Report BF reported on her management report attached – Brit to update management report with Board Members Current + terms
Treasurer’s Report (Marty Zwilling)	<ul style="list-style-type: none"> ● March Financials – Action Item PW reported March financials are fine: ● Motion – CC ● Second – PW ● Motion Passed Unanimously
Board Committee Reports:	
Architectural: (Bill Krauss)	<ul style="list-style-type: none"> ● See Report – In addition to BK reports there are 8 new requests, plus two new open requests and additional requests that were not submitted during the website launch – BK is catching up on lost requests.
Social: (Chris Lewis)	<ul style="list-style-type: none"> ● Social Report: (Chris Lewis) <ul style="list-style-type: none"> ○ New move-ins and Welcomes ○ 2022 Social events ○ CC spoke about planning the ice cream social at the adult center in the small event room – CC will plan and communicate with the Board. ○ 4 new welcomes – sent emails and welcomes.
Maintenance: (Rich Zablocki)	<ul style="list-style-type: none"> ● Update - Utility Road, Drainage, Green Belts, etc. ● Landscaping Maintenance Schedule ● RZ - that there may need to have more wattle installed on maintenance road next to the last sewer above 1949. PS had proposed cement bags as a barrier instead of wattle. ● Motion to investigate and approve under \$500.00 for placing cement bags along the downhill side of 1949 ● Second: PS ● Vote – Unanimous ● \$8500 bid to contour drainage ditch – PS proposed to dam the water off Venter – BF and Catlin to call Just –in –Time to obtain COI and Vendor packet

	<ul style="list-style-type: none"> • Board still needs to discuss Fire Mitigation at next meeting • RZ cleaned area on Rosser where the sign is • BF suggested Volunteer Liability waivers • RZ – reported he spoke to the Prescott City Real Estate Administrator regarding maintaining area near adult center.
Compliance:	<ul style="list-style-type: none"> • Discussion of Compliance Directorship PS – will connect with BF on compliance issues that fell through the cracks in the January transition from James F. to BF • PW discussed removing the compliance officer committee position and allow HOAMCO to manage compliance and escalate special issues to the Board. CC suggested a Compliance Committee. • Motion to dissolve – BK • Second: CC • Vote – Unanimous
Communications: (Catherine Craig)	<ul style="list-style-type: none"> • Website Update – CC reported website is working well, accredited Marty with editing the site as well as Bill Krauss • Quail Trail - Posting on Nextdoor? Topics - Outcome of CC&R Vote Activities (Adult Center) Trash Can Protocol Calendar of Events 2022 PW asked that it was OK to post on NextDoor the Quail Trail link
Non-board Committee Reports:	
Ongoing Business:	
Peggy Walker and Catherine Craig	Drawing for all members who submitted written consents regarding updated CC&Rs for three cash awards of \$100, \$50 and \$25 each
New Business:	
Section S of the Amended CC&Rs	<p>Rentals – Action item for adding it as is to the Rules and Regulations PW – new business on rentals – PW suggests putting new rules and regs – Section S – and forming a committee PW asks to take section S as is and add to rules and regs as a starting point for the rental committee CC asked what the committee responsibility was – PW suggests that the committee decide Board discussed the pros and cons of renters and short term rentals not following the CC&Rs. BK suggests Rules and Regs are put onto the website and ask for feedback via email blast BF suggests a Town Hall regarding rental rules and regs and committee separate from a Board Meeting Motion to take section S of the rules and regs up on the website and have a townhall to discuss</p>

	Second: PW Unanimous vote passes
Suspended Business:	
Open Forum	TF discussed:
	Two minute discussion per interested attendee
Announcement of Executive Topics	
Close General Meeting	4:04

Next Meeting: Thursday, May 19, 2022 at 2:30 PM.
Location: HOAMCO Office