



# Cliff Rose Homeowners Association

## Open Board of Directors Meeting

November 21, 2024, at 11:00AM

### Call to Order

The meeting was called to order at 11:00 AM by Donna Whitmore. A quorum was present with Board Members Donna Whitmore, David Clark, Rob Yellam, Sue Carpenter (in person), and Jody Clark (via Zoom) in attendance. HOAMCO Representative Hannah Johnston was also present.

### Open Forum

No comments were raised during the open forum.

### Approval of October 2024 Minutes

Donna Whitmore noted that the ARC Chair position was finalized and suggested an edit to the minutes. She motioned to approve the minutes with the change. Sue Carpenter seconded the motion, which passed with four members in favor and Jody Clark opposed.

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## Committee Reports

### Architectural Report

- *1941 Ventnor*: The ARC application, including material samples and plans, was reviewed. Concerns about drainage on the property were noted, requiring further review.
- *1290 Raindagger*: Material samples and plans were presented. The application was deemed comprehensive.
- *Terry Savage Fine*: Hannah Johnston reported that Terry Savage was fined for starting construction without approval. He requested the fine be removed, citing unawareness of submission requirements. Jody Clark recommended he submit a formal request for review.

### Management Report



### **Treasurer's Report**

- Donna inquired about a \$35 refund. David Clark clarified it was related to a canceled RV lot contract.
- Jody Clark provided the financial report and questioned the debit card reconciliation. Hannah Johnston explained it would be included in next month's financials.

### **Maintenance Report**

- *Weed Abatement:* Rob Yellam outlined a proposal for spraying and weed removal. Discussion on timing led to consensus to defer the project until early spring 2025, aligning with optimal ground temperatures for pre-emergent application. The project's budget implications were noted, and the topic was tabled until January 2025.

### **Social Committee Report**

- *Hot Cocoa Social:* Sue Carpenter confirmed the event was scheduled, and the room was reserved.
- *Holiday Light Contest:* Rob Yellam and his wife agreed to judge the contest on December 17 at 5:30 PM.

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### **New Business**

- *Website Upgrade:* Donna Whitmore explained the downgrade of the association's website package. She proposed upgrading to the Gold Plan for \$37 per month to improve functionality. Donna motioned to approve the upgrade, Rob Yellam seconded, and all were in favor.
- *1966 Ventnor Extension Request:* The owner requested an extension for completing landscaping and other details. Donna motioned to extend the construction timeline by six months, moving the deadline to July 15, 2025. Jody Clark seconded, and the motion passed unanimously. The owner was informed that additional submissions for rocks and plantings were required.



## Old Business

- *Drainage Issue on Boardwalk:* Donna Whitmore and the board reviewed concerns raised by property owners from 1960 Boardwalk. A walkthrough was scheduled to inspect the area. Donna motioned to approve the bid for the association's portion of the drainage work. Sue Carpenter seconded, and the motion passed unanimously.

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## Adjournment

With no further business the meeting adjourned.