



Cliff Rose Open Meeting Minutes

September 19, 2024

Call to Order:

- Donna Whitmore called the meeting to order at 11:00 AM.
- Quorum was met with Donna Whitmore, David Clark, Rob Yellam, and Sue Carpenter present.

Open Forum:

- No discussion.

Approval of the August 22, 2024, Minutes:

- Donna raised a question regarding the treasurer's report, specifically about adding a CD. David clarified that this would happen after the new year to ladder the investments.
- Donna motioned to approve the minutes, Rob seconded the motion. All in favor.

Architectural Report:

- Donna reported no updates from HOAMCO since July 18th and expressed concerns about lack of communication and missing documentation, particularly regarding the new build and inspections.
- Donna emphasized the importance of seeing notes on forms and having a hands-on approach with the HOAMCO ARC, as they had only been in place since April.
- David suggested a meeting in October to clarify responsibilities and processes.
- Donna also requested drainage plans for 1935 Ventnor and follow-up on inspection letters.

Management Report:

- Lynessa reported that the next CD renewal would be on March 21, 2025.
- Owner calls regarding a tree that is down on PLCA property that has been forwarded to their manager to work on and one owner call regarding fees on account.
- Last RV inspection was 9/10/24
- Association has 18 open compliance violations
- There have been 21 home resales year to date



Treasurer's Report:

- David reported an ending balance of \$34,645.33. The reserve account had \$49,188.70, and the CD held \$12,707.21, bringing total balances to \$102,941.58.
- Donna inquired about RV lot expenses and requested to see these transfers in the financials.

Maintenance Report:

- Rob reported that a tree in the common area had been removed and discussed trimming overgrown bushes and weeds in various areas of the community.
- Rob is gathering estimates for landscaping and suggested potentially contracting a monthly maintenance service.

Social Committee Report:

- Sue discussed plans for the annual meeting and David reported that providing meat for up to 50 people should be enough. Board members will bring sides for a taco bar.
- Rob suggested selling ad space in the Quail Trail with a disclaimer about vendor endorsements.
- Sue would like to send a thank you to Sharon Kennedy for her work on the food drive.

New Business:

- No discussion.

Old Business:

- Sue mentioned no new updates on Firewise but hoped that Conrad would encourage homeowners to participate during the annual meeting.

Adjournment:

- Donna adjourned the open meeting at 12:08 PM.