

Cliff Rose HOA Board of Directors Meeting Minutes

October 21, 2021

The meeting was held at HOAMCO

Board Members Present: Peggy Walker, Marty Zwilling, Chris Colwell, Bill Colwell, Chris Lewis, Catherine Craig, Patrick Swafford

Board Members Absent: Bill Krauss

HOAMCO Staff Present: Ashley Beumer, James Fettkether (Manager) and Sandy Watkins (Compliance Officer) joined for an introduction

Residents Present: Dick Studdard, Libby Zwilling and Charlotte Anthony

Call to Order: The meeting was called to order at 2:26 p.m. by President, Peggy Walker. A Board packet was delivered to all Board members in advance of the meeting.

Open Forum: Dick Studdard wanted to bring a few items to the Board's attention which includes weed growth in CR140, an increase in mosquitos due to water pooling and speeding on Marvin Gardens.

Approval of September 16, 2021 Board Minutes: Catherine Craig made a motion to approve minutes and Chris Lewis seconded, **motion passed**.

HOAMCO Management Report: Ashley Beumer reported on items not included on the agenda which included update on the homeowner erosion issue, all improvements were approved by ARC and he will start on the necessary repairs.

RV Lot has 30 occupied and 10 vacant, there were approximately 25 calls and emails from homeowners that Ashley Beumer noted on the report.

Treasurer's Report: Marty gave his monthly report, with the finals for September: income of \$181.85 and expenses of \$1,795.68. Expenses of note included the HOAMCO monthly expense \$878.47, social committee expenses of \$266.21 and legal fees of \$651.00.

The reserve fund now totals \$55,657.83. When combined with the Operating Account ending balance of \$12,119.83, this gives us a current total cash balance of \$68,894.23.

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

Architectural Review Committee Report: For September there were 9 approved applications and 3 pending approval.

Social Report: Chris Lewis reported that there have been 9 new owners and all have been sent "Welcome" emails. There have been 3 responses but no basket deliveries to date. There are no social activities planned at this time.

Maintenance Report: Bill Colwell expressed his continued concern for the drainage on the service road that is made of CR406/293/233/254. He wants to continue to search out a civil engineer to ensure that it is done properly for the benefit of all. It will need to include the support of those homeowners that surround the area to be as effective as possible. Communication will be needed to stress the importance of this project. Bill Colwell, Patrick Swafford and James Fettkether will arrange to meet and walk the area and discuss options.

Bill Colwell, James Fettkether and Ashley Beumer met with 2 landscape companies to obtain proposals for annual landscape services.

Bill Colwell asked whether the rest of the board thought that additional "Pick up after your pet" signs were needed, Board was in agreement that no more were needed at this time.

Bill Colwell also mentioned that he is concerned with the speed limit signs throughout the Community and he will be contacting the City of Prescott regarding this. Dick Studdard offered his assistance with this.

Communications: Website will be updated to reflect the new board members and HOAMCO Manager.

Charlotte Anthony reported that the next Quail Trail will be sent November 1st she needs articles submitted to her so she can finalize the November edition. Additional ideas and topics were discussed as well as far as content.

Ongoing Business: Ashley Beumer reported that to date there have been 152 Written Consent Ballots returned (129 "yes" and 23 "no"). These numbers are after multiple reminder emails to all that have not returned theirs. Peggy Walker asked the Board whether more effort should go into this. The Board agreed that the deadline of November 1st should be extended and have volunteer homeowners attempt to call owners to get these returned.

Annual Meeting went very well via Zoom, Peggy Walker received good feedback from the owners that joined the video conference. Total ballots received for the election was 113.

New Business: The Election of Officers is as follows:

- Catherine Craig nominated Peggy Walker as President, Bill Colwell seconded, all in favor.
- Bill Colwell nominated Catherine Craig as Vice President, Chris Lewis seconded, all in favor
- Catherine nominated Marty Zwilling as Treasurer, Bill Colwell seconded, all in favor.
- Peggy Walker nominated Chris Colwell as Secretary, Catherine Craig seconded, all in favor.
- Peggy Walker nominated Bill Krauss as ARC Director, Catherine Craig seconded, all in favor.
- Catherine Craig nominated Chris Colwell as Compliance Director, Chris Lewis seconded, all in favor.
- Bill Colwell and Patrick Swafford were interested in Maintenance Director Board vote was needed for selection, 4 of 7 members voted in favor of Bill Colwell. Bill will serve as Miantenance Director with the help of Patrick Swafford.
- Peggy Walker nominated Chris Lewis as Social Director, Bill Colwell seconded, all in favor.
- Catherine Craig offered to be the Communications Directors, all Board Members were in favor.

There being no further business, the meeting was adjourned at 3:49 p.m.

The next Cliff Rose Board meeting will be held on November 18, 2021, at 2:30 p.m. The meeting will be held at the HOAMCO conference room, 3205 Lakeside Village, Prescott.

Submitted by Ashley Beumer, HOAMCO Representative