

Cliff Rose Homeowners Association

Open Board of Directors Meeting Minutes

November 16, 2023

I. Call to Order:

Donna called the meeting to order at 11:00 am. Quorum was achieved with Donna Whitmore, Dale Gustofson, David Clark, and Conrad Herse all present. Donna announced Tom Wilhelm's resignation from the Board for personal reasons and the need to fill the vacancy, particularly the Vice President position. Lynessa will reach out to potential candidates, and a community-wide request for interest will be sent if needed.

II. Approval of October 19, 2023, minutes:

Donna inquired about any discussion on the meeting minutes. Conrad noted a misspelling of his name and raised an issue regarding a shed installation. Donna motioned for approval, David seconded, and all were in favor.

III. Management Report:

Lynessa reported on various community matters, including Alliance Reserve CD maturity, association insurance renewal, and community concerns such as RV parking and ARC requests. The RV lot inspection details were discussed, and Lynessa mentioned 12 open compliance items. Twenty-four resales in the community as of October 31. Questions arose about rental restrictions which there are currently none, and Donna emphasized the need for renter information from owners who are renting.

IV. Treasurer's Report:

David reported a decrease in funds due to mailbox issues. Discussion ensued on vandalism coverage, outstanding payments, legal fees, and the impact on the balance. Operating, debit, reserve, and CD balances were provided. The Board discussed the need to address outstanding balances and monitor financial stability. Donna asked for a payment report.

V. Board Committees-

Architectural Report:

Updates on pending requests, including an unresolved color approval.

Greenhouse discussion, considering size, material restrictions, and anchoring.

Consideration of hot tub requests and potential screening requirements.

Exploration of restrictions for RV garages and the need for project approval records.

Maintenance Committee:

Concerns raised about construction above a utility road.

Discussion on drainage responsibilities and the need for a city-approved permit.

Dale to walk the road with vendors to address concerns.

VI. New Business:

Approval of the budget: Donna motioned to approve the budget and Dale seconded. All were in favor.

Discussion on a collection policy - Tabled

Compliance policy - Tabled

VII. Old Business:

Social Committee status update: Next event Hot Cocoa social

VIII. Open Forum

No Discussion

IX. Adjournment:

Donna adjourned the meeting at 12:42 pm.

Next meeting: January 18, 2024, 11:00 am.