

Cliff Rose Homeowners Association

Open Board of Directors Meeting Minutes

January 18, 2024

I. Call to Order:

- Donna called the meeting to order at 11:04.

II. Board Appointment:

- Donna made a motion to appoint Sue Carpenter to the Board of Directors for the position of Vice President. Dave seconded the motion, all in favor.
- David motioned to appoint Rob Yellam to the board; Sue seconded, all in favor.

III. HOAMCO ARC:

- Donna introduced Josh from HOAMCO architecture department.
- Discussed new builds and the need for qualified members on the ARC committee.
- Josh presented HOAMCO ARC's processes, responsibilities, and collaboration with builders including communications with the Board of Directors.
- Emphasized the importance of consistency and discussed concerns about drainage.
- Board motioned to adopt patio guidelines.
- Donna motioned for HOAMCO ARC to take over architectural submittals, David seconded, all in favor.

IV. Approval of November 16, 2023, minutes:

- Donna motioned to approve the November 16, 2023 minutes; David seconded, all in favor.

V. Management Report:

- Lynessa reported the 2024 meeting schedule and assessment details.
- Quiet month with two owner requests.
- 2024 Landscape schedule to be determined.
- Next RV lot combination change scheduled for February 1, 2024.
- 4 open compliance violations in the community.
- 24 homes sold in 2023.
- Request for holiday lights compliance blast made.

VI. Treasurer's Report:

- David reported financial details, expenses, and budget adjustments and that the association was in good financial standing with total assets at \$120,743.20.
- Donna proposed moving \$8,000 from operating to reserve account; Sue seconded, all in favor and motion carried.
- Approval of year-end financials. David motioned to approve, Donna seconded, all in favor.

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VII. Additional Agenda Item:

- Discussion on Watson Woods Preserve and efforts to designate it as a preserve.

VIII. Board Committee Reports:

Architectural Report:

- HOAMCO ARC to handle architectural submittals.

Maintenance Committee:

- Discussed Rob Yellam to take over the maintenance committee.

IX. New Business:

- Service Road Estimate: Concerns raised about waterflow affecting the road; decision to see how waterflow affects the road. Drainage issues are a homeowner's responsibility.
- Quail Trail Schedule; February, May, August, and November
- Fencing in community, discussion on what should be permitted.
- Watson Woods Preservation - Discussion on Watson Woods Preserve and efforts to designate it as a preserve.

X. Old Business:

Collection Policy:

- Need to add a final notice to the policy.
- discussion on reimbursement for legal costs.
- Need separate non assessment collection policy. Lynessa to provide Donna with copies of all the letters that are being sent out and the cost to the HOA for each letter.

Compliance Policy:

- Needs to be revised to include ongoing monthly fees until an owner comes into compliance.

XI. Open Forum:

No discussion

XII. Adjournment:

Donna adjourned the meeting at 12:45.

Next meeting: February 15, 2024, 11:00 am.