



**Cliff Rose Open Board of Directors Meeting
July 18, 2024**

Call to Order

- **Time:** 11:00 AM
- **Called by:** Donna Whitmore
- **Quorum:** Established with Donna Whitmore, Rob Yellam, Dave Clark, and Sue Carpenter present.

Approval of Minutes

- **Motion:** Donna motioned to approve the open minutes of May 16.
- **Seconded:** Sue Carpenter
- **Vote:** All in favor

Architectural Report

- **Discussion:**
 - Repainting form updates: Forms can be filled out and emailed or dropped off. No fee for repainting the same approved color.
 - Clarification needed on the fee for repainting with a different approved color. Donna motioned to remove the last sentence in the painting form, Sue seconded, all in favor.
 - New build request: Black trim and garage door under discussion. Approved roof color is black. The board is considering other color options for the door to avoid a solid black door. Dave voted to approve the door as submitted.
 - Outstanding ARC items to be checked with Tabitha.

Management Report

- Lynessa reported the Annual meeting was scheduled for October 5th from 6-8 pm
- Reserve CD would be renewing on 8/21/24
- Calls from residents included notices on weeds, splitting lots, fines for compliance, grasses considered weeds, complaint on HOA weeds encroaching on lot and a fee refund request.

Treasurer Report

- **Report by David:**
 - Operating balance: \$49,319.06
 - Reserve balance: \$49,176.21
 - CD balance: \$12,614.22
 - Total reserve: \$61,614.22



**Cliff Rose Open Board of Directors Meeting
July 18, 2024**

- Administrative costs: \$2,329.28
- Weeds: \$10,235
- RV expenses: \$1,200 and repairs \$116.00

Maintenance Report

- **Report by Rob:**
 - Landscapers are back to finish the swamp area and have removed branches.
 - Proposed landscape referrals for homes backing up to the ravine. Tree trimming to reduce fire hazards.
 - Tree maintenance and cattle pond projects discussed. Sue to consult on firewise projects.
 - Discussed the potential of transferring maintenance tasks to "Just in Time" vendor.

Social Committee

- **Report by Sue:**
 - September garage sale and October annual meeting planned.
 - Flyers being prepared for distribution.
 - Proposed community clean-up day with dumpsters for tree trimming debris removal.

New Business

- **RV Lot Sustainability:**
 - Discussion on income and expenses of RV lot.
 - Donna proposed an RV committee and a separate account for RV funds.
 - Discussed a portion of RV Assessment income to be given to the HOA
 - Dave discussed benefit of having a separate account for RV funds to go into to better track RV income and expenses.
 - Discussed this would allow the RV lot to be self-sustaining and HOA regular assessments would not pay for upkeep of the lot.
 - Donna motioned to open an RV lot bank account with 65% of July 2024 RV assessments, continuing with 65% ongoing to the RV account and 35% allocated to the HOA. Large expenses over \$200 require HOA board approval. Sue Carpenter seconded the motion and all were in favor.
 - Donna felt it would be beneficial to review annually the percentage split to see how this system was working.

Old Business



**Cliff Rose Open Board of Directors Meeting
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- **Firewise Projects:** Already discussed under Maintenance Report.

Logo Contest

- **Submittals:** Two received, Board voted on option 1.
- **Motion:** Donna
- **Seconded:** Sue Carpenter
- **Vote:** All in favor

Open Forum

- **Discussion by Owner Maddie Curran:**
 - Situation with a neighbor regarding a lot between them.
 - Discussion on splitting lot maintenance and merging lots.
 - Concerns on maintaining views and property value.
 - Board to keep communication open and legal guidance to be sought.

Adjournment

- **Time:** 1:10 PM
- **Adjourned by:** Donna Whitmore