

Cliff Rose HOA
Open Board of Directors Meeting Minutes
May 16, 2024

I. Call to Order

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

II. Approval of April 18, 2024 Minutes

- Donna asked if there were any comments or changes. None were noted.
- Donna motioned to approve the minutes. David seconded and all were in favor.

III. Architectural Report

- Donna reported approval of 4 applications for landscape rock, ramp, sod, and a color change.
- The committee is waiting on the full process and resubmission from HOAMCO ARC for a new build.
- Owner discussed new build and mentioned his permit is ready, and there are ongoing discussions regarding color items for the build.

IV. Management Report

Lynessa reported:

- Annual meeting scheduled for October 5th at 6 pm.
- CD renewal on August 21st.
- Graffiti reported on a mailbox on Marvin Gardens.
- Last RV lot audit completed on 5/8; monthly audits scheduled.
- 7 open compliance violations in the community.
- 10 resales year-to-date.

V. Treasurer's Report

Dave reported:

- Operating funds: \$62,733.
- Debit card balance: \$1,000.
- Receivables: \$13,537.
- Reserves: \$61,685 across two accounts.
- April expenses included intent to lien, lien fees, and HOAMCO fees.
- Insurance payment made.
- There has been volunteer assistance with the RV lot.
- Outstanding fines: \$13,000 still being collected.

VI. Maintenance Report

Rob reported:

- Proposals for landscaping ranged from \$204k to \$16k.

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- Your Own Retreat Landscaping and Just in Time Landscaping reviewed swamp, reeds, and ravine areas.
- Approximate cost: \$16k to complete within 10 days.
- Shaeffer's estimate: \$25k for the same work.
- Tree cutting discussed as a separate job.
- Vicente Landscaping will rebid for clearing without starting with Firewise..
- Estimate Discussion on Large Projects:
- One estimate at \$200k for Firewise work.
- Donna requested clearer explanations in estimates.
- Rodney Schaefer's additional brush spraying noted.
- Rodney's maintenance and schedule in progress of being completed.
- Spring causing water issues on the trail discussed as a future project.

VII. Social Committee Report

Ice Cream Social:

- Sue reported meeting with the social committee and planning the purchases for the event.

VIII. New Business

Firewise:

- Sue reported Conrad's availability to speak at the ice cream social and need for equipment for a slideshow.
- Community risk assessment to follow landscaping project completion.
- Fire concerns discussed with emphasis on owner proactivity.
- Past Firewise project apathy within the community noted.
- Plans to seek community feedback on Firewise.
- Suggested initiatives: wood chipping day, green waste disposal day, community clean-up day.

IX. Old Business

Ventnor Sidewalk Clean Up:

- Tabled until work is completed on the lot.

Tree Removal on Swamp Trail:

- Discussed during landscaping report.

X. Open Forum

- Owner inquired about water pressure.
- Rob clarified city requirements of 25lbs pressure.
- Discussion on fire department hose access and home sprinkler requirements.

XI. Adjournment

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- Donna adjourned the open meeting at 11:56 am.

Next Meeting: June 20, 2024, at 11:00 am.

The Board of Directors will meet in Executive Session pursuant to A.R.S. Section 33-1248(A)(3) immediately following this meeting.