



Cliff Rose Open Meeting Minutes

August 22, 2024

Call to Order:

Donna Whitmore called the meeting to order at 11:02 a.m. Quorum was established with the following members present: Donna Whitmore, Dave Clark, Sue Carpenter, and Rob Yellam.

Open Forum:

- An owner inquired about the next board election; Lynessa responded that it would be held on October 5th.
- Discussion about mailbox keys transfer indicated that the agent would hand all keys over to the new owner.
- Regarding a new build, it was noted that work is ongoing but periodically starts and stops. The city is responsible for approving drainage plans, and the HOA is limited by design guidelines. Donna mentioned that there is a one-year period from submittal to completion unless an extension is requested.
- Peggy brought up concerns about mud accumulating in the streets after rainstorms. It was discussed that the city would sweep the streets, though this does not fully clear the mud. The source of the mud is suspected to be coming from 1956 Boardwalk, 1955, and 1957 Ventnor. There is also a drainage issue at 1904 Boardwalk caused by a vacant lot. The Board will consider contacting owners to address these issues.

Approval of Previous Meeting Minutes:

- The July 18th meeting minutes were reviewed. Donna requested additional verbiage to clarify that the RV lot should be self-sustaining without HOA assessments. It was also suggested to reevaluate the RV lot annually. Lynessa will make these changes.

ARC Report:

- Donna reported no new activity from HOAMCO ARC for August, and reinspection's have not occurred due to lack of requests from owners.
- Dave raised a concern about communication regarding ARC projects and requested more up-to-date information to avoid confusion for all Board members.

Management Report:



- Lynessa reported that the annual meeting is scheduled for October 5th, from 6:00 to 7:30 p.m.
- The association's CD has been renewed at a rate of 5.15%, with another renewal date set for March 21, 2025.
- Insurance renewal is due in May 2025.
- The last RV lot inspection was conducted in August; future inspections will continue monthly.
- There are currently 20 open violations and 19 resales.

Treasurer's Report:

- Dave reported a balance of \$41,814, and the debit card has been replenished. The CD was renewed for 7 months, and consideration was given to adding multiple CDs with varying renewal dates. Total assets for the association are \$104,565, plus receivables. Balances over 90 days total \$9,000.

Maintenance Report:

- Rob is obtaining quotes for tree maintenance and looking into areas that have not been on the schedule. The installation of flyer boxes is in progress.

Social Committee:

- Sue reported no new updates.
- Dave requested items for inclusion to the Newsletter be submitted by October 1st.

New Business:

- **Erosion Control:** Addressed in Open Forum.
- **Annual Meeting:** Menu planning and logistics discussed; Donna and Dave will handle shopping. Firewise presentation by Conrad suggested to be brief.
- **ARC Form Updates:** Ongoing revisions with a new logo should be ready soon.

Old Business:

- **Firewise Program:** Conrad to speak at the annual meeting. Further outreach planned.

Adjournment:

Donna adjourned the meeting at 12:38 p.m.