

CLIFFTOPS PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

January 9, 2005

Board of Directors

President	Ed Jackson
Vice President	Andrew Bouldin
Secretary	Henry Blizzard
Treasurer	Jim Anderson
Director	Dennis Raines
Director	Henry Chase
Director	Dale Cermak

Minutes

BOARD MEMBERS PRESENT

President, Ed Jackson
Vice President, Andrew Bouldin
Secretary, Henry Blizzard
Treasurer, Jim Anderson
Director, Dennis Raines
Director, Henry Chase
Director, Dale Cermak

Property Manager Present

James B. Tripp

Call to Order

The meeting was convened at the Clifftops Lake Clubhouse at 2:07 p.m.

Welcome and Recognitions

President Ed Jackson introduced himself and stated that he appreciates the opportunity to serve on the board and hopes that everyone's needs will be satisfied by this newly elected board.

Approval of the Minutes

Jackson asked for comments concerning the previous minutes to which there was no response. Henry Blizzard made a motion to approve the minutes, followed by a second from Jim Anderson to approve the minutes from the last Board meeting as they are written. The motion was carried without objection.

Treasurers Report

The Treasurer's report was delivered as follows:

At the close of business for 2004, our income exceeded our budget projection by 4.6%, or \$19,370.00. The expense projection exceeded budget by 1.9%, or \$8,134.00. The net gain of income over expenses is \$11,236.00 and that surplus will be added to the "Reserve Funds." The two areas that were surprises were the Access Control System, which was not included in any of the planning studies for this time frame, and professional fees.

The list of members that have chosen to pay the association dues for 2005 in full has grown to 41. Your treasurer thanks each and everyone, because we have an early concentration of expenses in the first quarter.

Your generosity during the holiday season generated gifts from 51 members, totaling \$5,025.00.

In conclusion, we have no members over 60 days late on association dues.

Anderson asked if there were any questions to which there was no response

Committee Reports

Jackson stated that the board has a list of the proposed committees for the upcoming year. He read the list of standing committees as the Architectural Control Committee, the Finance Committee, the Nominating Committee, and the Strategic Planning Committee. He stated that Property Manager Jim Tripp has copies of the committee members and

structures available on the table. Jackson requested that everyone work together and that the committees have “at least” a quarterly meeting. He stated that, along with other members of the board, he would like to sit in on some of the meetings to learn exactly what they have been doing in the past and their intentions for the future.

Jackson stated that there are also three ad-hoc committees, the Social Committee, the Pool Committee, and the Clubhouse Committee.

He informed that everyone who signed up for the Clubhouse Committee was assigned to it and that anyone who wishes to serve on this committee may do so. A chairperson for the Clubhouse Committee has yet to be chosen. Jackson would like to set the first meeting for within the month, preferably within two weeks. Jackson reiterated the charges for the Clubhouse Committee as being to review the current use of the Clubhouse and to make recommendations to the board regarding the proposed changes on three basic issues: access, furnishings, and security.

Jackson asked if there were any questions regarding the committees or the committee appointments to which Sgt. Maj. Larry Williams (from the floor) asked, regarding the Pool Committee, if some who signed up were not asked to serve. Jackson replied that he would have to go back and look at it, but there are some committees with a very limited charter, i.e. the Pool Committee’s recommending use of the pool area, and reporting safety issues. He continued with stating that most of the pool related issues have been resolved with a few small exceptions, such as solar panel heating.

Jim Tripp stated that he believes that everyone who signed up for the pool committee was given appointment. Jackson then stated that there were a few committees that people signed up for that were “getting too large and unwieldy”, so the decision was made to structure them down.

Managers Report

Property Manager began his report by thanking the association members for their generosity in the form of donations to the staff Christmas fund. He noted how little the staff makes and the fact that the member’s donations made it possible for the staff and their families to share in the season of giving.

Tripp gave an account of the work put into Clifftops Avenue by installing a French Drain to stop underground water from rising and freezing on the road. He told of the fact that water moving upwards through the rocks was visible to the eye and that the new drain should remedy this issue.

Tripp made note of the “festive” appearance of the gatehouse over the holidays.

Tripp reported that a tree fell on the gatehouse causing minimal damage. Jerry Layne was on gate duty during the incident, and, thankfully, was not injured. The damage that the gatehouse did incur, included shingle damage, and the radio antennae.

Tripp stated that the owners are becoming more familiar with the access system. He informed that there will be instructions on telephone access as part of the new directory coming out in January 2005.

Vice President Bouldin briefly excused himself to take the Lake Club phone off the hook, as it was disrupting proceedings.

Tripp reported that during our first ice storm of the season, our maintenance men arrived before sun-up to begin sanding the roads. The effort by Charley and Amos thwarted what may have been a dangerously icy condition.

In conclusion, Tripp spoke about a brush pile on Clifftops lot #18 that someone keeps adding to. He informed that anyone who has brush they wish to dispose of may take it to the Monteagle dump.

Old Business

A motion is made by Henry Blizzard to approve the revised 2005 Rules and Regulations. The motion is seconded by Henry Chase and carried without objection.

New Business

At this time, no new business is reported.

Adjournment

The meeting is adjourned at 2:19 p.m.

Call to Order

The meeting was again called to order at 2:43 p.m. to revisit a missed issue in “New Business.”

New Business

Property Manager Jim Tripp stated that Ben Lomand Telephone Co-op, Inc. is now in a position to offer fiber-optic cable and a television service through the phone lines. Part of

the property is set up to incorporate that, however the backside of the property is not. Lomand would need to set up another box, one similar to the existing box on Clifftops Avenue. Tripp stated that the box is about eight feet high and four feet wide. He explained that Lomand wants to set it up near the Lake Club where the driveway comes out to meet Clifftops Avenue. Their intention, according to Tripp, is to landscape it and hide it as best as they can, but they first need permission from the board. Tripp explained that it would be beneficial to all the homeowners because it would provide owners with a choice. Vice President Bouldin added that the Ben Lomand website has a list of all the services that they offer.

A motion was made by Jim Anderson to allow Ben Lomand to install the necessary hardware and equipment to provide and upgrade their services. Provided attention is given to esthetics. The motion was seconded by Henry Blizzard and passed without objection.

Adjournment

The final meeting adjournment was made at 2:45 p.m.

This document was created with Win2PDF available at <http://www.daneprairie.com>.
The unregistered version of Win2PDF is for evaluation or non-commercial use only.