

# **CLIFFTOPS PROPERTY OWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

January 15<sup>th</sup>, 2006

### **BOARD OF DIRECTORS**

President	Ed Jackson
Vice President	Dennis Raines
Secretary	Earnie Lumpkins
Treasurer	Don Zimmerman
Director	Louis Smith
Director	Henry Chase
Director	Dale Cermak

### **Minutes**

#### **BOARD MEMBERS PRESENT**

President, Ed Jackson  
Vice President, Dennis Raines  
Secretary, Earnie Lumpkins  
Treasurer, Don Zimmerman  
Director, Louis Smith  
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 2:00pm.

#### **Approval of the Minutes**

Director Cermak moved to approve the minutes from the Sept 11, 2005 Board Meeting. The motion was seconded by Director Chase and passed without objection.

#### **Treasurer's Report**

The Treasurer's Report was delivered as follows by Treasurer Don Zimmerman:

At the close of business 2005, our income exceeded our budget projection by 3.2%, or \$13,668.00. The budget projection exceeded expense by 4.5%, or \$17,445.00. The net gain of income over expenses is \$31,113.00. That surplus will be added to the Reserve Funds. Tractor repair and maintenance, and Fuel Cost were the items that had cost overruns.

We have purchased two new vehicles, as called for in the strategic plan; I have restated the security vehicle and tractor cost to reflect the actual cost of these equipment purchases for the year 2006. We have a Kubota tractor and utility vehicle we took advantage of the dealer incentive zero interest financing plan and spread the cost over three years, so those numbers for this year actually went down. It will also allow the funds that would have been expended to be invested, earning interest. Our tractor package included a front-end loader and a back-hoe that will allow us to accomplish work projects in house that we previously could not do. We believe this capability will significantly reduce our overall expenditures. One area in which we should see immediate savings is culvert replacement. If we replace culverts designated as critical for the 2008 road project using our new backhoe capability, we can reduce our cost by 27%, or \$24,724.00.

The list of members that have chosen to pay the association dues for 2006 in full has grown to 42. Your Board thanks each and everyone, because we have an early concentration of expenses in the first quarter and these prepayments are very helpful.

Your generosity during the holiday season generated gifts by 47 members totaling \$5,165.00

In conclusion, we have no members over sixty days late with association dues.

## **Committee Reports**

### **Appointment of Standing Committees for 2006**

President Jackson stated that, had there been time, he would have liked to solicit more volunteers for several committees, however appointment time had come. Jackson continued by stating the requirements of each committee and proceeded to name the members of the standing committees which are as follows:

Nominating Committee: Dennis Raines, Nancy Bradshaw, Nonie Allen, Andrew Bouldin

Architectural Control Committee: Ed Jackson, Earnie Lumpkins, George Goodwine, Susan Peek

Strategic Planning Committee: Susan Thomas, Dale Cermak, Louis Smith, Sharon Dwyer, Greg Magavero

Finance Committee: Don Zimmerman, Louis Smith, Jim Anderson, Hope Baggenstoss

The members of the ad-hoc committees are as follows:

Social Committee: Jim and Sylvia Anderson, Henry and Lelia Blizzard, Wayne and Nancy Bradshaw, Ed Jackson, Joe Wehrmeyer, Andrew Bouldin, Howard Smith, Wayne Goleski, Lee and Nancy Allsbrook

Pool Committee: Judy Magavero, Heather Windham, Margaret Squire

Sylvia Anderson stood at the podium and explained that if the Social Committee opts to have a Mardi Gras function, then it will take place in February and replace the September function.

Mrs. Magavero followed and spoke about her actions concerning the pool committee.

#### POOL COMMITTEE REPORT

This is the time of year when the CPOA Board requests a review of pool rules to determine if changes need to be made prior to publication of the Clifftops directory.

In order to investigate if changes are needed, I contacted Pool Committee members Heather Windham, Margaret Squire, and Larry Williams by phone and attempted to contact 12 families who used the pool the most frequently in the 2005 season. I spoke with 9 of the families that I contacted.

In general, members expressed satisfaction with the past pool season and did not express a need for changes to the pool rules. Concerns were expressed about use of the pool by tenants and renters, currently a matter of concern to the Board. Several members suggested that large groups of guests and renters be encouraged to use the lake facilities instead of the pool. My suggestion is for CPOA to consider purchasing sturdy, low-maintenance chairs, such as Adirondack chairs that can be anchored near the lake,

One member requested earlier pool hours (around 7) for lap swimming before casual swimmers arrive. Another suggested having the pool open until 11 on weekends. (This was not amenable to some members who live nearby.) One member had concerns about the Bluff Clubhouse being locked and unavailable when rain rolls in.

The Board's consideration of these needs is appreciated. We are hopeful that the pool will remain in good working order this year, as the Board considers plans for the future.

Member feedback on pool conditions and suggestions throughout the year are welcomed. Urgent matters should be brought to the attention of the CPOA Manager. Other comments can be addressed on the Pool Log or phoned or e-mailed to me. We would like to invite interested Clifftops residents to join us on the Pool Committee.

Mr. Wayne Bradshaw took the podium and discussed his interest in the names that have been given to the Clifftop homes by their respective owners. He suggested including a few at a time in the newsletter and website and encouraged all to include their home's names along with the origin of said names.

#### **Managers Report**

Manager James Tripp opened by thanking the member for their generous donations to the employees during the holidays. He reported that Maintenance employee, Charlie Meeks, is doing better and should be expected to return to work sometime in March. He directed attention to a printout of the Clifftops' calendar of events. He concluded his report by informing the members

that Security employee Michael Shane Wright is no longer employed by Clifftops, but will be returning to take Board Meeting Minutes.

## **Old Business**

### **Approval of 2006 Directory of Owners and Rules and Regulations**

Vice President Raines moved to approve the 2006 Directory of Owners and Rules and Regulations and Director Cermak seconded. The motion carried without objection.

## **New Business**

Earnie Lumpkins delivered her report concerning the Clifftops Dam. She stated that, on December, 20<sup>th</sup>, the dam received its yearly inspection and received a favorable report. She stated that for the last three years the dam has been in excellent condition as per the State Safe Dam Act. She encouraged members to go to <http://maps.google.com> for an overhead view of the Clifftops Lake. She stated that an emergency plan is in place and current. There was a brief discussion that followed concerning a newspaper article featuring the Clifftops Dam.

## **Adjournment**

Director Chase moved for adjournment at 2:23pm and it was seconded by Secretary Lumpkins. The motion carried without objection and the meeting was declared adjourned.

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President

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Secretary