

# **CLIFFTOPS PROPERTY OWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

March 12, 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 Chase moved to approve the minutes from the January, 2006 Board Meeting. The motion was seconded by Vice President Raines and passed without objection.

Property Manager Tripp reviewed the topics discussed at the February 2006 Community Meeting.

## **Treasurer's Report**

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

I would like to thank the fifty-seven owners who paid their annual dues in January. This revenue has allowed us to meet our front loaded obligations without using funds from our reserve. Additionally, we have purchased a \$50,000.00 six month CD with some of the remaining revenue. We purchased a new CD instead of simply adding that amount to our existing account to obtain a better rate at 3.56 %. A review of our expenditures indicates that we are operating well within budget.

Our equipment is on-site and operational. In addition to our day to day normal operations, Mr. Tripp plans to begin culvert replacement as soon as practical. The cost savings from this program should be significant.

## **Committee Reports**

Mrs. Judy Magavero encouraged anyone who might be interested to join the pool committee. This was followed by Director Cermak who stated that the Strategic Planning Committee would be meeting on Wednesday. She put forth invitation to the Board Members to attend.

## **Managers Report**

Property Manager Jim Tripp began by stating that during snow removal on the roads, some of the reflectors were broken off. He explained that when the asphalt warms, they will be replaced.

Mr. Tripp updated the members on maintenance personnel, Charlie Meeks' condition and stated that he will be "eased back into it" upon his release from his doctors on April 11<sup>th</sup>.

Tripp reported that he has met with a Marion County Sheriff Department's Representative and they have been patrolling through the property more often and will continue to do so. He inquired as to having the Sheriff attend the next board meeting to answer questions from the members. It was decided that he may do so. Tripp concluded this portion of his discussion by commenting on the "Fun in the Sun" gathering at which the Sheriff's Department displayed and demonstrated their skills and equipment.

Manager Tripp led a discussion about the value of the Nissan truck and Director Chase moved to approve its sale to employee Amos Dixon for the amount of \$1,200.00 by way of payroll deduction over a generally short period of time. The motion was seconded by Treasurer Zimmerman and carried without objection.

In closing his report, Manager Tripp led a discussion about having the Administrative Policy report our Financial Statements as recommended by CAI on an Accrual Basis. The motion to do so was made by Director Smith, seconded by Director Cermak, and carried without objection.

## **Old Business**

President Jackson stated that the association would be accepting proposals for an accountant to do our auditing on an annual basis. The challenge is to discover community association talent in an accountant or firm.

## **New Business**

Director Smith stated that he is currently compiling the previous Lake Studies and is currently seeking out a qualified person to make recommendations at the next Board Meeting.

From the floor, Mrs. Marjory Lyman requested that the date for the next Board Meeting be changed so as to not fall on a holiday. President Jackson stated that he felt that this was a good idea.

## **Discussion**

There was brief discussion prior to adjournment on the topics of French Drains, drop-offs where driveways and the property roads meet, a possible "Candidate Night" or invitation of candidates to a First Friday, the number of association member who are local voters, the status of the "Five-Way-Fox,".

## **Adjournment**

Director Chase moved for adjournment at 2:22pm. Treasurer Zimmerman seconded the motion and it was carried without objection.

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President

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Secretary