

CLIFFTOPS PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

May 7, 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, Dale Cermak

Property Manager Present

James B. Tripp

Call to Order

The meeting was convened at the Clifftops Lake Clubhouse at 2:01pm.

Approval of the Minutes

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

Treasurer's Report

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

The Clifftops Property Owner's Association is operating within budget to date. We have two owners who are sixty days late in paying their Association Dues. We have one owner who is ninety days late. He has been contacted twice and has indicated on both occasions that he would

pay promptly. A letter will be mailed to him also. Our culvert replacement program is in progress and has saved the Association \$8,500.00 to date by replacing four culverts in house. This is an excellent return on our investment in new equipment this year.

Our Reserve Funds CD, which is at \$207,000.00, will be renewed at a rate of 4.6% This is well above the market rate currently in effect.

Committee Reports

Pool Committee:

Mrs. Judy Magavero inquired as to when the pool will be opened and requested changes to the "Log Sheet." Manager Tripp informed that the pool will be opened on May 12th and invited an email with the "Log Sheet" changes.

Jackson suggested a partnership between the Pool and Social Committees in order to organize a wiener-roast. Magavero responded in the affirmative and offered to provide a banner.

Social Committee:

Chairperson Sylvia Anderson stated that the Social Committee has been working diligently to plan the summer events. She welcomed input and informed that a calendar will be available on the website. She listed the committee members and thanked them for their service. She stated that the goal for the Relay for life this year is to do better than the mark set by Clifftops last year of \$2,000.00. She stated that raising \$100.00 per "walk" should meet this goal.

Managers Report

Property Manager Jim Tripp began by stating that the mowing season is underway, and explained the cycle to complete the property has decreased from six to a four-day cycle thanks to the new equipment.

Tripp reported on the lighting strike that hit the entrance gate, the exit gate, and one of the office computers. He stated that repairs are completed with some "positive modifications" to the exit gate including speed-bumps.

Tripp informed that maintenance personnel Charlie Meeks is back to work and is near 100%.

Color plantings have been laid at the entrance beds and the pool. Tripp stated that new planters would be introduced to the pool area and wildflowers on the property will be cut during the next mowing after the bloom.

Tripp recapped the opening date of the pool and the culvert work. He informed that as a rhythm is developed, the crew is taking less and less time in replacing culverts.

Tripp reported that there have been added patrols to the Club and playground areas. Patrolling personnel are keeping logs of activity in these areas. Thus far, there has been no unruly, damaging, or illicit activity.

Old Business

There was discussion led by President Jackson about whether or not to put chains back up at the community areas at night. It was decided to leave the chains off for now, but it will continue to be monitored.

A discussion concerning barking dogs was introduced and it was determined that the Board would have the Clifftops attorney send a letter to both parties with regard to the issue.

New Business

Director Louis Smith approached the podium and delivered the following report:

Clifftops' lake is open for use 365 days a year. Most of its use occurs from March through September, which, roughly, is half of the time. There have been four outside surveys performed and one in-house report concerning the quality of the habitat for fish and their harvest. \$5,663.00 has been expended for these surveys. From records available, and discussions with individuals, it has been determined that there has been very little follow-through of the recommendations of the studies.

It is the responsibility of the Board to maintain the assets of the Association and a permanent monitoring system should be implemented. Lack of continuity of programs is a hazard of rotating boards. Does the Association want to do what is necessary to improve this asset or continue to treat it like an illegitimate child at a family reunion?

There is no quick fix for the lake. The 1997 and 2001 surveys indicated poor aquatic vegetation balance, probably caused by discharge from the surface rather than from the bottom of the lake at the dam. Plankton is the basic building block for food production for micro-organisms that feed small fish that feed larger fish. This washes out in times of heavy rain, with most of it going through the spillway. The alkalinity of the lake needs to be checked again and steps taken to bring it to proper Ph. There should be a biologist at Sewanee who will do this at a reasonable cost.

On May 12, 2003, electro-fishing was performed. Of a total catch, 63.9% were bluegill and large-mouth bass. Other species were crappie and sunfish. No catfish were found but they are obviously present in small quantities. Of the bass harvested, 75% were less than fourteen inches in length. Anyone who has fished the lake will not be surprised by this number. Of the bluegill harvested, 80% were less than six inches in length. It is obvious that a size and population imbalance exists under the catch and release policy for bass. The percentage is probably higher for small fish. Since 2003, these percentages are probably higher.

During a lengthy discussion with a lake management specialist from the Tennessee Wildlife Resources Agency, a common sense determination was made to let Mother Nature cure the problem by harvesting all bream, crappie, sunfish, and bass less than fourteen inches. In the future, probably two years, a check by electro-fishing would offer creel and size limits on bass. Catfish love to eat bream. They should be left in the lake. This approach will be much less expensive than one of the recommendations to feed the fish to make up for a lack of food caused by the overpopulation of small fish.

Boat fees are projected to be \$6,100.00. The TWRA fisheries biologist recommends that we purchase grass carp to control vegetation and an amount of catfish to decrease the undersized bream population. This could be done for an amount not to exceed the projected boat fee income.

This appears to be a common sense approach to start the lake on the road to be a good fishing lake. We have a definite commitment from the TWRA for advice on this restoration project. This can be a viable fishing lake again.

I would like to make the following recommendations:

1. Change the catch and release program on bass.
2. Purchase the species of fish recommended by the TWRA.
3. Have Ph determined, and correct any imbalance.
4. Re-appoint and activate a lake management committee as referred to in the 2003 report. We have not found any records of who was on the committee or any recommendations made. We need to strengthen and preserve one of our most valuable assets.

The not so easy situation to be addressed in the future is the filling in of the lake with silt. This was first identified in the 1997 survey by Mr. Wayne Pollock and Mr. David Bishop. A further in-house report by property manager Tim Beatty approached the situation. From this report, it is obvious that more searching for data on lake construction and removal of silt should be done and information gathered for inclusion in the Strategic Planning committee with an item in the agenda for the annual meeting.

This report was followed by an in-depth discussion on the matter. Treasurer Zimmerman moved to change the catch and release policy by lifting the ban on keeping bass and bream less than fourteen inches in length. The remainder of the recommendations were agreed to be taken into consideration for further discussion at the upcoming July board meeting, and that it will be placed on the agenda for the Annual Meeting.

In concluding New Business, President Jackson asked the members to begin weighing the pros and cons of joining the city of Monteagle. He stated that it will be discussed at the Community Meeting, and put up for vote at the Annual Meeting.

Discussion

There was brief discussion prior to adjournment on the topics of Surge Protection, the amount of time it takes to have gates repaired, the website, parking in front of the office.

Adjournment

Vice President Raines moved for adjournment at 2:50pm. Director Smith seconded the motion and it was carried without objection.

President

Secretary