

CLIFFTOPS PROPERTY OWNERS ASSOCIATION

MEETING DATE

March 9, 2008

Board of Directors

Approved Minutes

Board Members

Present

Henry Blizzard (2010)
Dale Cermak (2010)
George Goodwine (2009)
Earnie Lumpkins (2008)
Howard Smith (2009)
Louis Smith (2008)
Bob Thomas (2008)

Also Present

Ty Burnette, Property Manager

CALL TO ORDER & APPROVAL OF MINUTES

The meeting was called to order by President Henry Blizzard at 2:00 at the Clifftops Lake Club. Louis Smith moved that the Minutes of the January 13 regular meeting and the March 1 special meeting, previously distributed, be approved. Seconded by Earnie Lumpkins. Motion passed.

COMMUNITY MEETING REPORT from February 10, 2008

Henry reported on the meeting. Report attached.

TREASURER'S REPORT

Earnie made the Treasurer's Report. See attached.

Bob Thomas asked about interest that we are earning on various banking accounts. Earnie said she did not have information at hand, but could provide it. Bob also asked what was planned to be done with the doors being removed from the Lake Club. It was agreed that we would attempt to sell them.

COMMITTEE REPORTS

Henry reported for the Trails Committee. See attached.

Henry reported for the Architectural Control Committee, indicating that two new home construction projects are underway at Clifftops, along with three minor improvement projects to existing homes.

Dale Cermak reported for the Strategic Planning Committee. She indicated that the strategic planning survey is now available online and in hard copy format. Responses are to be made before the end of March. So far 44 online responses have been received along with 8-10 paper surveys. Contact Dale or Ty Burnette for access.

Henry noted that he had not called for a Lake Committee report at this time. Study is ongoing about a repair to the lake discharge apparatus and a report will be made at a subsequent meeting.

PROPERTY MANAGER'S REPORT

Ty Burnette gave the Manager's report. Staff is working on replacing decking at Bluff Club and intends to start work this week on replacement of the doors at the Lake Club. One employee, Charley Meeks has been out with pneumonia, and hospitalized. He now has returned to work. Bob inquired how much Clifftops had paid toward his medical expenses. It was thought that Clifftops had paid \$1250 of the deductible. Ty also reported that the roads had been scraped of snow six times this year. There was discussion about the possibility of road damage from the snow plow blade. Some damage has been noted from the SVEC sub-contractor who has been doing work in Clifftops.

NEW BUSINESS

Henry said that when the Board receives a request for action from a property owner, that request is to be presented to the next Board meeting. He said three such requests have been received.

The first request was that dues be discounted 5-10% for annual payments.

The second request was that gate hours be extended during summer months.

The third request concerned the swimming pool, which will be considered later in the agenda.

After discussion of the first two items no action was taken.

Henry also reported that the Office Building needs some cosmetic repairs, including painting and repair to some wood areas that show signs of rot. George Goodwine moved that the Manager obtain several bids for proposed work so the Board could evaluate using a contractor or using Clifftops staff for the work. Seconded by Bob. Passed.

Henry noted that Clifftops buildings do not presently have termite inspections and protection. The Board reviewed four bids for doing the work. Burl's previously had treated the two clubhouses and the office building and their bid indicated that they would provide annual inspections for \$275 without an initial treatment. Other companies had an initial charge as well as annual inspection charges. Dale moved that we contract with Burl's for inspection of these buildings. Seconded by Howard Smith. Passed.

The stables building has never been treated and is not included in this bid. It was thought that Clifftops staff may be able to treat and inspect this building.

Henry said that because of the water shortage, we have not been permitted by Monteagle to fill the pool. However, it has been reported that a well has been discovered in Monteagle with a large quantity of water, requiring only chlorination and piping to be used. As a result, Clifftops may be able to open the pool for the summer. Dale moved that, if permitted by Monteagle, Clifftops will open the pool not earlier than May 15, the opening to be delayed by the Manager based on outdoor temperature and weather. Louis seconded the motion. Discussion continued about the cost of heating the pool and it was agreed that the pool is to be heated so long as the cost does not exceed the budgeted amount. The motion passed.

St. Andrews Sewanee has requested use of the Clifftops tent for use at the Trails & Trilliums event, as has been done in the past. Bob moved that their use be approved, seconded by George. Passed.

The rental fee for Clifftops Clubhouse rental was introduced by Henry. The fee has been \$20 for some time. The Board feels that uses of and fees for the Clubhouses should be considered. The current survey contains some items about Clubhouse use. Howard moved that the Property Manager develop a report for Board consideration about the various ways the clubhouses can be used and recommending fees for such use. Motion seconded by Bob. After discussion about what constitutes commercial use and rental fees adequate to cover the costs for cleaning, operation and depreciation of the property, the motion passed.

Bob moved that Clifftops charge \$20 per month for property checks to owners who sign up to have their properties checked when they are not at Clifftops. Henry clarified the motion with Bob that Bob intends that this would result in the elimination of one position. Motion seconded by George. After discussion, George moved to table the motion, seconded by Louis. Motion to table failed. After further discussion the question was called. The main motion failed to pass.

Henry indicated that at one time, Monteagle imposed a moratorium on Clifftops taking tree trimmings to the town dump. As a result, consideration has been given to our purchasing a chipper. However, the cost of a suitable unit is beyond our budget. More recently, Monteagle has lifted its moratorium.

George presented a resolution that “a letter be drafted and sent, certified mail, return receipt requested, to the CEO of each bank holding CPOA funds requesting a declaration from an officer of the bank that all funds of the CPOA are FDIC insured to the extent provided by law.” Bob seconded the motion. After discussion, the motion failed to pass.

Bob stated his intention to send a letter to property owners regarding the property check matter. Henry indicated that Bob could send any letter he wished so long as it was clear that he was not writing on behalf of the Board.

ADJOURNMENT

Earnie moved that the meeting be adjourned; seconded by Dale. The meeting adjourned at 3:10 pm. Discussion among the board and property owners who were present continued.

Henry Blizzard, President

Howard Smith, Secretary

Attachments: Treasurer’s Report
February 2008 Community Meeting notes
Trails Committee report