

CLIFFTOPS PROPERTY OWNERS ASSOCIATION

MEETING DATE

July 13, 2008

Board of Directors

Approved Minutes

Board Members

Present

Dale Cermak (2010)

Earnie Lumpkins (2008)
Howard Smith (2009)
Louis Smith (2008)
Bob Thomas (2008)

Also Present

Ty Burnette, Property Manager

Absent

Henry Blizzard (2010)

George Goodwine (2009)

CALL TO ORDER & APPROVAL OF MINUTES

The meeting was called to order by Howard Smith at 2:03 pm at the Clifftops Lake Club. Louis Smith moved that Howard Smith preside at the meeting in the absence of the President and Vice President. Seconded by Bob Thomas. Motion carried. Howard named Elaine Goleski to take minutes for this meeting.

Dale Cermak moved that the Minutes of the May 18 regular meeting be approved. Seconded by Bob Thomas. Motion passed.

TREASURER'S and FINANCE COMMITTEE REPORTS

Earnie Lumpkins made the Treasurer's Report. See attached.

Dale reported for the Finance Committee to inform the Board of procedural changes being undertaken by the Finance Committee. The changes include more frequent meetings, longer tenure for committee members, and greater attention to analysis and forecasting of operating budgets, as well as monitoring of expenses and balances through the year (among other changes). See attached.

Earnie concluded by thanking Susan Thomas and Dale Cermak for so eloquently putting into the written and edited form what the members of the Finance Committee wanted to convey.

MATTER OF PROXY FOR ABSENT BOARD MEMBER

Howard read part of a statement just given to him by Bob. It was a notarized Limited Power of Attorney from George Goodwine appointing Bob to act as his proxy in casting votes for the meeting. Howard ruled that a proxy was out of order for Board meetings. Bob raised a point of order and moved that the chair's ruling be overturned. Seconded by Louis Smith. The motion failed.

Howard indicated that we could review this question with the Clifftops attorney and, if necessary, the Board would schedule a special meeting to consider items before it today.

COMMITTEE REPORTS

Ty Burnette reported for the Architectural Control Committee, indicating that two new homes are under construction and a third is about to begin construction. He thanked members for their cooperation in requesting approval for construction and exterior changes to their properties.

Greg Magavero reported for the Strategic Planning Committee. See Attached. His report presented a detailed listing of items in Clifftops reserves recommended by the Committee for inclusion in the 2009 budget. Greg moved acceptance of the report and the expenditures shown for the 2009 budget. Motion passed.

Louis Smith reported for the Lake Committee. See Attached. He moved on behalf of the Committee that the Board authorize up to \$3000 for purchase and application of 100 tons of agricultural lime sprayed over the lake from several points on shore. The purpose of this trial application is to see whether we are able to reduce the acidity present in the lake apart from a more expensive proposal from Southeastern Pond Management. Permission from property owners whose land would be used to access the lake would be required. Motion seconded by Bob. After discussion, the motion passed.

Louis also moved that an item of \$300,000 be included in our strategic plan for lake renovation. It was noted that the strategic plan currently lists the asset value of the lake at \$300,000, but the committee has scheduled no expenses for the lake. After discussion, Earnie moved to table this item until such time as the Board is able to consider what objectives for the lake are appropriate and defines an expenditure amount. Seconded by Dale. Motion to table passed by vote of the chair.

Louis also reported that a Clifftops member, Barry Berk (who is an engineer) has inspected the discharge system and is recommending a lower-cost way to configure the discharge so water is drawn from below the lake surface into the discharge unit. His written report is expected soon.

Howard reported for the ad hoc Gate Security Committee. The committee met on June 3 and discussed the Board's May action to eliminate gate staffing on Saturdays as well as other items pending for consideration by the Committee. On behalf of the committee, Howard moved that the Board undertake the development of a Master plan that would address the several concerns listed in the Gate Committee report (see attached). After discussion, Dale moved that the report be referred to the Strategic Planning Committee. Seconded by Bob. Motion to refer passed.

Jim Poteet reported for the Trails Committee. He reported that there have been four hikes for Clifftops members through June. After a summer hiatus, another hike is scheduled for the first Saturday in September.

Elaine Goleski reported for the Social Committee that the July 5 social event had a large turnout and was well-received. There is a date on the calendar for a Newcomers Brunch. However, last year not enough newcomers made reservations and the event was cancelled. She will poll committee members about this year. A Rib Roast is planned for October.

PROPERTY MANAGER'S REPORT

Ty reported that the staff has resumed mowing shaded areas of the property as a part of its regular mowing program. He also reported that Clifftops staff has begun repair work to establish shoulders along roads and reform the ditches along roadways where needed. In assessing what needed to be done, he had obtained a bid from an outside contractor and at this point it appears more economical for maintenance staff to do this work. Finally, he stated that the pool is losing about 1000 gallons of water each day during the summer. Some of this may be due to evaporation and cleaning, but much of it seems to be the result of a leak. He has contacted a pool company to find the leak and recommend a course of action. Ty cautioned the Board that if drought conditions dictate, the Town may ask Clifftops to close the pool in order to conserve water.

OLD BUSINESS

Ty reported that the HVAC maintenance program for the office, Lake Club and Bluff Club, authorized at the May meeting, has been initiated. He also confirmed that Clifftops staff is no longer providing an evening patrol of the property at the end of the Gate shift, per the Board's action in May, but that random patrols are being done.

Howard reported that we now have 64 members who are paying monthly dues by electronic debiting of their accounts, an increase as a result of the recent mailing to members. Finally, it was noted that Clifftops has opened a brokerage account with SunTrust, as authorized by the Board.

NEW BUSINESS

Howard reported on several letters to the Board from members. One was a resident complaint about motorcycle noise. In discussion, it was suggested that this concern seems confined to the annual motorcycle weekend on the mountain. A second letter suggested reinstatement of vehicle ID stickers for vehicles owned by members. A third suggested that tree trimming also reduced road maintenance costs. (Trimming is done by Clifftops personnel for safety, sight lines at intersections, etc.) After discussion, no action was taken.

Member Marge Lyman was asked to say something about a historical site plan for Clifftops which she has had digitized. Marge spoke about this and still is preparing a report about the cost of copies of the site plan for purchase by the Association or individuals.

Bob re-introduced the topic of paying for Property Checks. He moved that Clifftops institute a fee of \$25 a month for members who want checks of their property. There was no second.

Bob then moved that the Board go on record as being for fairness. No second.

Finally, Bob moved that effective in September 2008 people who pay monthly dues by a means other than electronic debiting (from SunTrust) be assessed a fee equivalent to our actual processing costs, estimated at \$6.00 per payment. Those who pay annually would be exempt from the fee. Seconded by Louis. After discussion, Louis moved to amend the implementation to January 1, 2009. Motion failed for lack of second. Main motion failed.

ADJOURNMENT

There being no further Board business, Howard adjourned the meeting at 3:20 pm.

.Discussion among the board and property owners who were present continued.

Henry Blizzard, President

Howard Smith, Secretary

Presiding officer

Secretary, pro tempore

Attachments: Treasurer's report
Finance Committee report
Strategic Planning Committee report
Lake Committee report (Southeastern Pond Management)
Gate Security ad hoc Committee report