

CLIFFTOPS PROPERTY OWNERS ASSOCIATION
Board of Directors Meeting

MEETING DATE

January 11, 2009

Approved Minutes

Board Members Present

Henry Blizzard (2010)
Dale Cermak (2010)
Henry Chase (2011)

Gayle McKeen (2011)
Howard Smith (2009)
Baker Walker (2011)

Also Present: Ty Burnette (Property Manager)

Henry Blizzard called the meeting to order at 2:00 p.m. and announced the presence of a quorum of Board Members.

Approval of Minutes

Henry called on Board Secretary, Howard Smith, for approval of the minutes of previous meetings. Howard indicated that we have minutes from the September 14, 2008 regular Board meeting, the November 1, 2008 Board Executive Session, and the November 17, 2008 special meeting of the Board. All minutes have been distributed to Board members. Dale moved approval of the above minutes; seconded by Henry Chase. Motion approved.

Discussion of Pool Replacement

Ty Burnette presented a report on the option of moving the swimming pool to another site within the Bluff Club common area. He met with Bobby and Gary of Rose Construction Co. who stated that it is not known where there may be rock, and that rock would significantly impact relocation and construction costs. (A general cost of from \$30,000 to as much as \$70,000 was suggested.) Ty also summarized a report from a structural engineer, Thomas Ireland of Bennett & Pless, related to possible impact of pool demolition and reconstruction on the retaining wall and the existing Bluff Club. The engineer stated that, given normal procedures and competent contractors, no damage should result. He also expressed an opinion about the impact on the (new) pool if the Bluff Club were subsequently demolished. Again, he saw no significant impact, assuming professional workmanship. Finally, he looked at the structural integrity of the current Bluff Club and noticed some structural deficiencies and presented recommendations for how these could be remedied using beams to tie together the sides of the Bluff Club.

Ty also had information from Action Air Plus on mold at the Bluff Club and steps that could be taken to remedy this. The recommended steps appear to be surface work rather than structural. Estimated cost: \$10,000.

Estimated cost to demolish the Bluff Club is \$7,500 from RW Construction.

Members asked questions about the information Ty had shared and presented research about usage and ongoing expenses for the current Bluff Club, along with images of alternative structures that could be constructed at the Bluff Club site. Bluff Club operating costs in 2008 were about \$10,000. For 2009, operating and capital costs are estimated at about \$20,000 (without consideration of the pool). Paul Lindlau suggested that the entire Bluff Club area, including the Tennis Courts, should be considered for ways to enhance the value of the entire Bluff Club area. In discussion, it was noted that alternatives to the current Bluff Club might be considered by the Strategic Planning Committee and that the one thing that needs to be acted on now is replacement of the pool in order to have one for the coming summer season.

Treasurer's Report

Baker Walker presented the Treasurer's Report for the end of December 2008. (See attached.)

Committee Reports

Ty reported for the Architectural Committee that two new construction projects were continuing and two remodeling or additions also are in process, one of which is near completion. He noted that Steve Centimole is a new member of the ACC Committee.

Manager's Report

Ty continued his Manager's report and stated that the new discharge unit for the lake has been designed, is being constructed and then will be installed to correct the current problem of the depth from which water is removed from the lake.

Old Business

Henry Blizzard called for Board discussion about replacement of the pool. Ty indicated that the Board has asked him to inspect the pool deck and consider what might be done to it at the time a new pool is constructed. Henry Chase moved that the Board President be authorized to enter into a contract with Burleson Pool Company of Huntsville for construction of a new pool at their proposed price. Seconded by Baker. After discussion, the question was called and the motion was passed.

Henry noted that much of the work of Clifftops relies on the good work by Committees of the Board. He encouraged members to work with the Committees to develop ideas for Board consideration.

New Business

Under new Business, Dale moved that the Association purchase a dishwasher and gas fireplace logs for the Lake Club. Seconded by Henry Chase. Motion carried.

Henry indicated that the Board has considered whether we have a problem of too many deer in Clifftops. Ty reported on his investigation with the Tennessee Wildlife Resources Agency and with a faculty member from the University of the South. The entire plateau area does have too many deer. However, local attempts to reduce the population are seen as ineffective, given the migratory character of deer. The position of the Board is that if there is a region/plateau solution under consideration, Clifftops would consider participation in concert with others.

Howard moved that the Property Manager send a letter to the Marion County Wildlife Resources Officer, informing that person of Clifftops' prohibition of hunting and asking the officer to respect this ban rather than to issue licenses for hunting in Clifftops. Seconded by Dale. Motion passed. It also was suggested that Cliffnotes contain a reminder about the prohibition of hunting anywhere in Clifftops.

Henry indicated that it has been optional for homeowners to keep in the office keys to individual homes. Such keys have been checked out to housekeeping personnel, pest control companies and others. This creates a significant disruption to the work of the office staff and a potential liability for the Association. He indicated that this subject will be considered by the Board at its next meeting. In the meantime, CPOA member comments are encouraged to provide input for the Board's deliberation.

There being no other business before the Board, Dale moved that the meeting be adjourned. Seconded by Gayle McKeen. Motion carried. The meeting was adjourned at 3:20 p. m.

There will be a Community Meeting at the Lake Club at 2:00 p.m. on Sunday, February 8. The next regular Board meeting will be on Sunday, March 8 at 2:00 p.m. at the Lake Club.

Henry Blizzard, President

Howard Smith, Secretary

Attachment: Treasurer's Report