

CLIFFTOPS PROPERTY OWNERS ASSOCIATION
Board of Directors Meeting

MEETING DATE

March 8, 2009

Approved Minutes

Board Members Present

Henry Blizzard (2010)
Dale Cermak (2010)

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

Also Present: Ty Burnette (Property Manager)

Henry Blizzard called the meeting to order at 2:02 p.m. and announced the presence of a quorum of Board Members.

Approval of Minutes

Henry noted that there were minutes to approve from the January 11 regular Board meeting and the January 26 Special Board meeting. All minutes have been distributed to Board members. Dale Cermak moved approval of the above minutes; seconded by Baker Walker. Motion approved.

Treasurer's Report

Baker presented the Treasurer's Report for the end of January 2009. (See attached.)

Committee Reports

Henry called on Greg Magavero, Chair of the Strategic Planning Committee, for a report. (See attached)

Greg provided an overview of plans for the April 18 strategic planning workshop, a "next step" in developing a strategic plan for the future direction of Clifftops to complement our current reserve funding strategic plan.

Dale moved that we contract with Ann Coulter of Kennedy, Coulter, Rushing & Watson of Chattanooga to facilitate the April 18 workshop, as recommended by the Strategic Planning Committee. Seconded by Howard Smith. After discussion, the motion was approved.

Greg continued his report, dealing with the Board's request of the Committee for input on the decking and fencing around the pool. (See attached) Dale moved and Howard seconded that the \$12,000 in the planned SPC expenditures for 2010 for replacement of the pool deck be moved to 2009 so that the work can be done at the time the new pool and cement decking is being built. After discussion, the motion was approved.

Greg then thanked Ray Banks for his leadership in investigating needs and alternatives for the pool deck and fencing. He also thanked Bill Davis, Dale Cermak and Baker Walker for their work on interviewing and recommending facilitators for the strategic planning workshop.

Henry called on Earnie Lumpkins for a Social Committee report. (See attached) She reported that there are fewer parties scheduled for the year and that the Committee is introducing cultural lectures and demonstrations. The first event is scheduled for April 24 at the Lake Club and will be a presentation on winemaking in Tennessee and the Monteagle Winery. Other events are being planned and she invited other suggestions.

Dale reported for the Nominating Committee. She indicated that Elaine Goleski and Baker Walker are serving on the Committee along with Dale as Chair. There will be two Board positions to be filled this year and she asked that members contact one of the nominating committee members if they were interested in serving or knew others who should be considered.

Ty Burnette reported for the Architectural Control Committee that three houses continue under new construction. Two have been in process for some time and are nearing completion.

Property Manager's Report

Ty continued by reporting that annual termite inspections have been completed on Association buildings, and that vehicles and tractors have been inspected and maintained. Trails have been cleared. As a result of last year's remodeling, energy consumption in the office is down by 20% for November-February compared with the previous year, in spite of a colder winter. Even with the increase in the price of electricity this still results in an electrical bill that is 6% lower over that time. Ty also has contacted the Tennessee Wildlife Resources agency, requesting their cooperation in not giving out hunting permits for deer on property in Clifftops.

Ty reported that staff has done selective cutting of trees that were in danger of coming down in a storm and that work continues on putting rock alongside areas of roadway that have been identified as susceptible to pavement erosion. This is in anticipation of further work to protect the road edges by building up shoulders and re-ditching to keep water from undercutting the road.

The lake discharge cover has been received and installation is expected soon. Work continues on the new pool and Ty anticipates an "on schedule" opening. He also reported that Middle Tennessee Gas is exploring providing natural gas in Clifftops. Prof. Martin Knoll of the University of the South has presented a proposal for their monitoring the health of Clifftops Lake. He expects this work will be done in the summer.

Ty thanked those members who have helped with various efforts. He noted particularly the recent volunteer work by Donnie Jones in placing stacked stone at the entrance to Clifftops as well as his gift of materials.

Old Business

Henry said that the fencing posts around the tennis courts are rusting and in need of painting. Dale moved that we paint the posts while the Strategic Planning Committee explores what to do with the two courts that are not presently in service. Seconded by George Goodwine. After discussion, the motion was approved.

New Business

Henry noted that community meeting was held on February 8. In accordance with the by-laws, the report from that meeting has been shared with all Board members and is available in the office for property owners to review.

Ty has identified several maintenance projects for the staff to work on this year. (See attached list.) Gayle McKeen moved that the Board approve the list of recommended projects for 2009. Seconded by Dale. Some of the items were included in the recommended by the Strategic Planning Committee last July. After discussion the motion was approved.

Baker reported that we have received new pricing for health insurance for Clifftops employees effective April 1. We have received quotations from several sources. Because one employee has dropped his insurance, the total premium on the current coverage for the coming year will be about the same, although the rate for individuals will go up by about 25% to approximately \$300/month.

Baker moved that we renew our current policy with Blue Cross/Blue Shield and that the April 1 rate increase be absorbed by the Association rather than passing some of it on to employees. Also, the Association will pay the \$30 co-pay for annual physicals for employees (insurance covers the rest), and that if an employee quits smoking and/or tobacco use for a period of six months, the Association will cap the employee portion of the premium at the current 20%. Seconded by Dale. After discussion, the motion was approved.

Henry noted that the next Board meeting is scheduled for May 10, Mother's Day. George moved that the May meeting be rescheduled to May 3. Seconded by Baker. Motion was approved.

Henry also said that there has been interest in a dumpster on Clifftops property for member use. Currently, Clifftops staff must remove refuse left in the trash cans at the Lake Club, Bluff Club and Office. This takes staff time to take trash to the town collection point. The proposed location would be behind the Clifftops property currently rented to Sweeton and accessible by a path from the Clifftops parking area. The dumpster charge would be \$100 a month. Howard moved and Gayle seconded that we have a six-month experiment with the dumpster, to be located by the Property Manager, that the Association pay for the dumpster and inform all property owners of its existence, asking that they no longer dump trash in the smaller cans around Clifftops. The dumpster location will not include recycling during this experimental time, although recycling is encouraged at town convenience centers. Temporary signs will be placed at the various cans asking that they the dumpster be used instead of the trash cans. After discussion, the motion carried.

There being no other business before the Board, Dale moved that the meeting be adjourned. Seconded by Howard. Motion carried. The meeting was adjourned at 2:46 p. m.

Henry Blizzard, President

Howard Smith, Secretary

Attachments: Treasurer's Report
Strategic Planning Committee Report
Social Committee Report
Community meeting report
2009 Maintenance Projects list