

CLIFFTOPS PROPERTY OWNERS ASSOCIATION ANNUAL MEETING, 2007

MEETING DATE

November 3, 2007

Board of Directors

President	Dennis Raines (2007)
Vice President	George Goodwine (2009)
Secretary	Howard Smith (2009)
Treasurer	Earnie Lumpkins (2008)
Director	Henry Chase (2007)
Director	Louis Smith (2008)
Director	Earl Williams (2007)

APPROVED

Minutes

Board Members Present

All members, listed above

Call to Order

The meeting was convened at Clifftops Lake Clubhouse at 10:07 am.

Verification of Proper Notice and a Quorum

President Dennis Raines opened the meeting by stating that, as per section 2.05(a) of the by-laws proper verification must be made as to the homeowner's notification of the annual meeting. The aforementioned section provides that notice of the annual meeting must be made 45 days prior to the set meeting date. Mr. Raines verified proper procedure by re-affirming that notifications were mailed the week of September 10, 200.

Mr. Raines announced the presence of a quorum and defined a quorum as members representing 26% or more of the votes entitled to be cast at any meeting, present in person or by proxy, in accordance with section 2.06 of the by-laws.

2006 Annual Meeting and September Board Minutes

Minutes from the 2006 Annual Meeting were made available to the Membership. George Goodwine moved to approve the minutes from the 2006 Annual Meeting as written. Earnie Lumpkins seconded and the motion carried without any objection.

A motion to approve minutes from the September Board Meeting was made by Louis Smith, seconded by Earnie Lumpkins. Motion was approved.

Election of Directors

President Raines identified the inspectors: Nancy Bradshaw, Marietta Poteet, and Susan Peek. (Hope Bagginstoss then substituted for Susan Peek.)

President Raines listed nominees from the Nominating Committee as follows:

Henry Blizzard (2010)
Dale Cermak (2010)
Howard Smith (2009)
Bob Thomas (2008)

He then asked for nominations from the floor. Hearing none, George Goodwine moved that the nominations be closed. Seconded by Earl Williams. Dennis directed that the nominations be closed, that the ballots be counted, and continued with the Treasurer's Report.

Treasurer's Report

Earnie Lumpkins reported that as of October 31, 2007, we have received \$333,615.45 in Revenue. Our Expenses, ending October 31st are \$316,649.74, resulting in a positive balance of \$16,965.71.

At the close of business on October 31, 2007 we had cash on hand as follows:

Operating Account	\$34,355.63
Petty Cash	250.00
Savings Accounts	15,023.26
Certificate of Deposit	70,000.00
Total Cash on Hand	\$119,628.89

Social Committee

Elaine Goleski (co-chair with Earnie Lumpkins) reported on the activities of the Committee and named and thanked the Committee members. The Social committee plans a series of events for all property owners through the year. The budget for the committee from the Operating Budget is \$3000, but events are intended to be self-supporting—including the July 4 Parade Float effort. Elaine invited suggestions for the Committee.

Elaine indicated that some members were retiring from the committee and that those interested in service are encouraged to sign up on the sheet in the back of the room.

New Business

Judy Magavero asked for an update on the Property Manager situation. Dennis reported that the current board had interviewed a number of people for the Property Manager position and has identified someone who is being recommended to the new board. Dennis reported also that two Strategic Planning projects are anticipated in the near future: the fence around the stables is to be repaired and the decking around the Bluff

Club is being replaced. Earnie added that staff members have closed the pool for the season and that mowing season is over. Other small projects are being handled during this time between managers.

Marjory Lyman inquired about decisions concerning the two tennis courts not presently in use. Dennis indicated that no Board action has been taken. Marjory asked to whom questions about budget and strategic plan items should be addressed. Earnie Lumpkins said that the Treasurer prepares the budget based on information from the Property Manager and the Strategic Planning Committee. That budget is reviewed by the Finance Committee and is submitted to the Board for approval. Each year items from the Strategic Plan are reviewed and may be deferred to another year if there is remaining useful life. Dennis commented specifically about the Lake Club doors and indicated that not all of the doors need to be replaced and some of the strategic plan line item for replacement of these doors will remain in the strategic plan reserve. He also indicated that further information is included in the Strategic Plan presentation scheduled for later in the agenda today.

Steve Centimole inquired about the experience of the proposed manager with property management. Dennis responded about the candidate's background. Steve also inquired about how the allowances for specific expenses were obtained. Dale Cermak indicated that the estimates are obtained by the Property Manager and recent experience has shown that some estimates are high. She assured the Membership that the Board monitors proposed expenditures, both as to their necessity and the amount of spending necessary.

Gayle McKeen expressed concern about weekends when there are a large number of renters and guests using Clifftops, with resulting damage to the gate and additional loads for staff. She asked whether there was a way to make these weekends more pleasant for all and indicated that she had some suggestions regarding these matters and would submit them to the Board. Dennis expressed the Board's appreciation for her input.

One member inquired about striping for the roads and about the no-passing practice within Clifftops. She was concerned about how we could prevent passing without double line striping. The concern is particularly important for visitors who are not familiar with Clifftops practices. Dennis indicated that the Board has considered additional reflectors in lieu of striping. These decisions are to be made by the newly elected Board.

Strategic Plan Report

Dale presented a PowerPoint report on the history of our reserve funding for Clifftops Assets (called the Strategic Plan). She said that now, ten years after the preparation of this report, it needed to be updated and additional needs considered for inclusion in a new plan. In addition to a survey of property owners, the February Community meeting will provide an opportunity for initial input from property owners. Additional steps may be taken to develop "strategic plan II".

A copy of the presentation by Dale will be available for study in the Clifftops Office.

Discussion followed the presentation.

Howard Smith encouraged broad participation owners in this process by property owners as this is the opportunity for owner input to our reserve funding priorities.

Jim Kendig recalled that at the July Board meeting, dredging of the Lake was added to the Strategic Plan. From his observations, he could not understand why anything needed to be done to maintain this asset and inquired what the problem was and why the Plan included steps that were not needed to maintain this amenity. Dennis identified Louis Smith as the Chairperson of the Lake Committee and suggested that Dale's presentation on the Strategic Plan also would address this concern.

George Goodwine indicated that there is to be a survey to identify property owner priorities and willingness to bear the cost for specific alternatives (striping, pool replacement, etc.) Peter Beasley asked if the question of annexation to Monteagle could be included in any survey. Marjory Lyman asked when items identified as priorities/wants could appear in the budget. Dennis explained that the Board could spend funds in years they are not budgeted or for items not in the budget when there is an urgent need.

Fleet Lester spoke for his Father, property owner James P. Lester. He mentioned the need for door replacement at the Lake Club and for striping on roadways. He felt that perhaps inadvertently money is being wasted.

Henry Blizzard commented that without a property manager for several weeks, some needs have been postponed. No door replacement has occurred and the money has not been spent. He assured the members that the Board would not recommend someone as Property Manager who could not do the job that needed to be done.

Henry Chase said that we were about to hire a new Property Manager. He asked that when the person is on Board, we as Property Owners should "let him do his job" and provide a positive, supportive environment for him.

Susan Thomas expressed concern that the By-laws do not require approval by the property owners for a conversion of use for any land, buildings, improvements or other real property of the Association (Section 3.01(n)), and asked that the board take action to amend the By-laws.

Ballot Results

Election results were announced as follows:

Henry Blizzard and Dale Cermak will be serving on the board for three year terms. Howard Smith will be serving on the board for a two year term and Bob Thomas will serve for a one year term.

Gordon Smith and Nonie Allen both expressed appreciation to the Board and especially to the retiring Board Members, Dennis Raines, Henry Chase, and Earl Williams.

Adjournment

A motion to adjourn was made by Henry Blizzard and seconded by Earnie Lumpkins. The motion passed and carried without objection and the meeting was adjourned at 11:10am.

President

Secretary