

**CLIFFTOPS PROPERTY OWNERS ASSOCIATION  
ANNUAL MEETING, 2008**

**MEETING DATE**

November 1, 2008

**Approved Minutes**

**Board Members**

Present

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

Absent

Bob Thomas (2008)

**Call to Order**

The meeting was convened by President Henry Blizzard at Clifftops Lake Clubhouse at 10:00 am.

**Verification of Proper Notice and a Quorum**

Henry 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. He verified proper procedure by re-affirming that notifications were mailed September 16, 2008.

Henry 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. He stated that 97 members were present in person or by proxy. (He actually said 90, but others arrived later and their votes were counted. I'll use the 97 for the minutes, since votes tallied ranged up to 97.)

**2006 Annual Meeting and Minutes**

Minutes from the 2007 Annual Meeting were made available to the Membership. Fred Allison moved to approve the minutes from the 2006 Annual Meeting as written. Motion was seconded by Louis Smith and it carried..

**Election of Directors**

Henry called on Secretary Howard Smith to present the slate of officers nominated by the Association's Nominating Committee. Howard introduced the three nominees, all for the class of 2011.

Henry Chase  
Gayle McKeen  
Baker Walker

Henry then asked for nominations from the floor. Hearing none, Henry declared nominations closed and gave instructions for balloting. He identified the ballot inspectors as Elaine Goleski, Nancy Bradshaw and Guy Lyman.

Henry then called the Board of Directors to order at 10:10 am for the Board to vote the proxies entrusted to them. Dale moved that the Board cast proxies for slate as presented. Seconded by Earnie. Motion carried unanimously.

Balloting took place and the inspectors retired to count the ballots.

### **Historic Site Map of Clifftops**

Henry introduced Marjory Lyman to present the historic site map of Clifftops that is available for sale at the meeting. Members can purchase copies of the map today at a special price. They will continue to be available, but at a higher price, after today.

### **Ty Burnette Recognized**

Henry recognized Property Manager Ty Burnette as he completes his first year of service at Clifftops. He thanked Ty on behalf of the membership for his effective management this year.

### **Treasurer's Report**

Earnie Lumpkins presented the Treasurer's Report through October 2008. See attached.

### **Vice President's Report**

George Goodwine acknowledged the good service of the three Board members whose terms end with this meeting. He thanked Earnie for her diligence as Treasurer, Louis Smith for his contributions on identifying concerns for Clifftops Lake, and Bob Thomas for his management and financial contributions.

### **Report of the Board**

Henry then gave a brief "state of Clifftops" report, listing accomplishments of the Board and Association staff during the year. He specifically mentioned work on the ditches along the roadways, accomplished by Clifftops Staff, repairs to the office building including improved drainage around the perimeter. The office repairs should have a significant benefit in lowering utility costs. He also mentioned lowering of dues and acknowledged that with inflation and fixed costs he couldn't assure that lower dues could persist through the years. He stated that the Association currently is in good financial condition. He mentioned that Clifftops monies are deposited with various banks and all deposits are FDIC insured. Henry mentioned the condition of the pool, which at the time of its seasonal closing was losing considerable water. The new Board will need to address the pool. In relation to the Lake, he reported that the Board is close to being able to enter into a contract to modify the lake discharge in order to lower the level of discharge of water from the lake. Other concerns about lime, fertilization, and stocking of the lake will require further consideration by the new Board.

### **Strategic Planning Committee**

In the absence of Committee chair Greg Magavero, Dale Cermak presented the Committee's report. See attached.

### **Trails Committee**

Margaret Matens reported on behalf of Jim Poteet for the Trails Committee. She indicated that several trail hikes were organized earlier this year and that there are plans for additional trails in Clifftops. She encouraged walkers in Clifftops to take advantage of the available trails.

### **Ballot Results**

Henry reported the results of the election for the Board of Directors. Henry Chase (96 votes), Gayle McKeen (94 votes) and Baker Walker (97 votes) all were elected. Newly elected Directors were welcomed by the members present.

### **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 has had a smooth year and invited members to attend the First Friday social events. She mentioned that the December First Friday will be a holiday celebration and people are invited to wear holiday clothing. She also thanked Committee members for their efforts on the recent Rib Roast and announced that information about social events will be included in the welcome packet for new property owners.

### **Lake Committee**

Louis Smith reported for the Lake Committee. He indicated that the modification of the lake discharge system is ready for bidding by contractors. He also indicated that liming of the lake needs to occur immediately and that the price concession (\$15,000) negotiated with Southeastern Pond Management for spreading of the lime expires in January. He said that grass carp can be stocked to reduce grass/vegetation in the lake. Finally, he indicated that the cost of bait fish stocking recommended by Southeastern Pond Management has a price of \$38,000.

Louis also mentioned the continuing problem of lake silting. Eventually the silt needs to be pumped from the lake, perhaps with islands of silt constructed. Cost is estimated at a minimum of \$240,000.

In discussion, fishers on the lake are encouraged to remove bass under 14 inches.

### **Property Managers Report**

Ty thanked members for the opportunity to work at Clifftops and especially President Henry Blizzard for his hard work and guidance. He also acknowledged the service and guidance provided by Suzan Thompson.

Ty indicated that Association equipment is being well-maintained at Clifftops, and that staff has pressure washed the pool deck, replaced the deck around the Bluff Club and that work is continuing with the roadway shoulders and ditches to reduce erosion. Termite and HVAC maintenance contracts are in place. Clifftops staff have done some road patching, especially on Sarvisberry and Castle Rock. Work has been completed to maintain the gate system in good order.

### **New Business**

Marge Lyman thanked the board for the improved financial condition of the Association and the improved level of strategic reserves.

June Centimole thanked Elaine Goleski for *Cliffnotes* and Margaret Matens noted the cost efficiency of email delivery for *Cliffnotes*, social committee events and other communications.

Henry reminded members that there are sign-up pages near the entrances to indicate interest in serving on a committee. Signing up, however, does not mean the person necessarily will be invited to serve on that committee.

### **Adjournment**

A motion to adjourn was made by Fred Allison and seconded by Dale Cermak. The motion passed and was carried without objection. The meeting was adjourned at 11:06 am.

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President

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Secretary

Attachments: Treasurer's Report, Strategic Planning Committee