

CLIFFTOPS PROPERTY OWNERS ASSOCIATION COMMUNITY MEETING

Aug 8th, 2007

Board of Directors

President	Dennis Raines
Vice President	George Goodwine
Secretary	Howard Smith
Treasurer	Earnie Lumpkins
Director	Louis Smith
Director	Henry Chase
Director	Earl Williams

Minutes

BOARD MEMBERS PRESENT

Dennis Raines
George Goodwine
Howard Smith
Earnie Lumpkins
Louis Smith
Earl Williams
Henry Chase

PROPERTY MANAGER PRESENT

James B. Tripp

CALL TO ORDER

The meeting was convened at the Clifftops Lake Clubhouse at 2:01 pm.

President Dennis Raines extended a welcome to all present and reported the following:

- The nominees for Board positions are Henry Blizzard, Dale Cermak, Howard Smith, and Bob Thomas.
- Jim Tripp has announced his resignation as Property Manager of Clifftops. He extends his best wishes to the membership.

Mr. Raines then asked that anyone who wished to speak should do so at the podium, but should limit their time to three minutes.

Marjory Lyman had a question as to which positions the nominees for election to the Board would hold. Mr. Raines replied that Dale Cermak and Henry Blizzard would serve three year terms, Howard Smith would serve a two year unexpired term and Bob Thomas would serve a one year unexpired term.

Ben Rechter took the podium first. He expressed concern regarding interpretation of the Association Bylaws and Covenants and suggested these documents be reviewed again.

Marjory Lyman took the podium. She asked the Board what was going to be done with the two old tennis courts that are being removed from the Strategic Plan. Vice President George Goodwine agreed with Mrs. Lyman that they are part of the amenities, and said that the community should be involved and should let the Board know what they would like to see done with the old courts. Dennis Raines reported that even though funding for the two older courts is no longer in the Strategic plan, the Board had not voted to do away with them. Board discussion is continuing about whether these two courts are needed or if there was a better use for that space.

Sharon Dwyer took the podium. She said that input from the Membership is invaluable as regards what is done with the amenities and what Association funds are spent on.

Bill Smith took the podium. He voiced a concern about the frequency of property checks on his house. Jim Tripp said that a list showing each date the property was checked had been sent to Mr. Smith. In reply to Mr. Smith's next query as to why so few checks were performed over a period of time, Mr. Tripp said that security personal had had to be pulled off their regular duties to help with flagging traffic while culvert replacement and road repair work was being done. Vice President George Goodwine asked if there was anything in the Bylaws pertaining to property checks and was told that there was not. (Note: while there is nothing in the Bylaws concerning property checks, Section 4 of the CPOA Rules and Regulations covers this topic.)

Don Zimmerman took the podium. He asked what was going to be done with the striping machine. President Raines informed him that the machine was going to be returned and that we would have just one stripe put down the middle of the roads.

Ben Rechter again took the podium. He inquired when the Strategic Plan was going to be voted on. Greg Magavero explained that the Strategic Plan was never voted on and that it was just a tool to help the Board make financial decisions. Bob Thomas added that the Strategic Plan, being almost 10 years old was still within \$1,000.00 dollars of the first Plan.

Several other members had questions and comments about the Strategic Plan. As there appeared to be some misunderstanding about the purpose of the Plan, Board members explained the role that the Strategic Plan plays in the preparation of the annual budget

ADJOURNMENT

The Clifftops Community Meeting adjourned at 3:14 pm.