

CLIFFTOPS PROPERTY OWNERS ASSOCIATION COMMUNITY MEETING

August 10, 2008

Minutes

BOARD MEMBERS PRESENT

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

PROPERTY MANAGER PRESENT

Ty Burnette

CALL TO ORDER

The meeting was convened at the Clifftops Lake Clubhouse at 2:03 pm.

President Henry Blizzard extended a welcome to all present and explained the purpose of the February and August Community meetings.

He indicated that there were two matters he was aware of for this meeting; a report on the recent survey by the Strategic Planning Committee and a report on the Lake from Louis Smith. He said there would be time for other discussion.

Greg Magavero, Chair of the standing Strategic Planning Committee, was called on to report on the survey of members conducted earlier this year. Greg distributed a report of survey findings (see attached. A more complete report on survey results also is available in the office). He thanked the Members for their strong level of input--133 member lots responded of the 272 eligible Members.

- He said the main issues that came up were cost containment and dues, security within Clifftops, and safety. Ty commented that by Board action in July, the routine daily patrol at the end of gate staffing has been suspended, although random patrols continue during the days and evenings.
- Several topics generated input from Members, including property checks, security patrols, and architectural control.

- Problems identified by Members included speeding, non-resident concerns, problems with using the Sentex system, and fire service.
- Positive comments included the sense that people feel they have adequate information on Clifftops financial matters, view the lake and pool as assets, and Clifftops roads as generally safe. Members liked Clifftops' seasonal decorations. High marks also were given to landscaping and maintenance of the common areas.
- In looking toward the future, comments were recorded about a redesign of the entrance area, location of the office and mailboxes (keep where are). It was suggested that Members with questions about the mailboxes at Clifftops should contact the new Postmaster in Monteagle. More than half of those responding appreciated the walking trails in Clifftops and want to participate in the organized walks. A few less said they would be willing to help maintain the trails. More respondents favored paying for improvements through the dues structure than by assessments. Several indicated a concern about cost increases. About 2/3 of the respondents felt Clifftops should have a volunteer program and over half offered suggestions for road safety improvements (mostly related to visibility at intersections, and removal of obstructions along road shoulders and improved parking near the office). Several people indicated they were willing to serve on the Board.

At the end of Greg's presentation, he asked for additional comments from those present:

- A question was raised about preventative maintenance. Ty responded by indicating we do have scheduled preventative maintenance, such as HVAC contracts, painting & sealing, etc. The SPC and the Manager regularly review ongoing maintenance activities.
- Comments were made that Clifftops assets have value that is related to appearance of the assets. In relation to the tennis courts, it was suggested that something should be done to improve the usefulness and appearance of the 2 courts not currently being maintained.

Henry then called on Louis Smith to present a Lake Committee Report by saying that the Association has not done much to maintain the lake so far and we now are discussing what should be/needs to be done going forward. Louis indicated that the Lake has a pristine appearance but that there are problems under the surface, particularly as relates to fishing and silting.

He indicated that work was needed to manage the lake better and to establish a healthier environment for larger fish. He identified three tasks, lime to change the pH of the water, fertilizers to encourage fish growth (along with control of vegetation and removal of certain fish to allow others to thrive), and stocking the lake with desirable fish. (A detailed report from Southeast Pond Management is available in the office.) Louis indicated that it would cost \$39,500 to "catch up" due to past inaction, plus annual costs of maintenance at \$6,000 to \$8,000. It was suggested that a second bid should be sought before any contract is granted.

Louis showed how surface water at the lake now is skimmed and presented a plan to draw water from a deeper level, thereby enhancing the food chain. (The Board already has authorized money for this purpose and the work is waiting for a detailed engineering plan and a water level low enough to permit access.)

Whether the recreational objective of the lake is primarily for fishing or for swimming and boating was examined. And, whether the same maintenance steps are required for either objective was debated.

The subject of silt in the lake was discussed. With the shoreline mostly built out, there may be less silting in the future, but silting is normal in mountain lakes. The need for a projection of future silting and an optimal time to remove silt was discussed. What to do with silt after removal also was explored, as was the concern of losing nutrients from the lake when removing silt. Rough estimates for silt removal are a minimum of \$250,000.

There followed a long discussion about the nature of the lake, its use and place in Clifftops, water quality and lake lifecycle estimates (because of silting) and the cost to achieve desired outcomes.

Gate Staffing: Several people raised concerns about the proposal for reduced hours for gate staffing scheduled for September. Concerns about access by delivery agents, contractors, etc. after 3:00 pm on weekdays, as well as no staffing on Saturday were expressed. Some people felt that the cost to maintain the present staffing level was not excessive given the benefits enjoyed. Others said that the Sentex has limited usefulness because member needs to be available by phone to provide access for visitors. There was discussion about Members' experience in other locations where there is no staffing (Atlanta) or longer hours of gate staffing (Hilton Head). Also discussed was the elimination of security patrols at the end of the day because of reduced gate staffing.

Several people spoke about concerns for security throughout Clifftops, during times Gate is staffed as well as when the Sentex machine or gate cards and clickers are the means of access.

ADJOURNMENT

The Clifftops Community Meeting adjourned at 3:52 pm.