

CLIFFTOPS PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

July 9, 2006

BOARD OF DIRECTORS

President	Ed Jackson
Vice President	Dennis Raines
Secretary	Earnie Lumpkins
Treasurer	Don Zimmerman
Director	Louis Smith
Director	Henry Chase
Director	Dale Cermak

Minutes

BOARD MEMBERS PRESENT

President, Ed Jackson
Vice President, Dennis Raines
Secretary, Earnie Lumpkins
Treasurer, Don Zimmerman
Director, Louis Smith
Director, Dale Cermak
Director, Henry Chase

Property Manager Present

James B. Tripp

Call to Order

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

Approval of the Minutes

Vice President Raines moved to approve the minutes from the May, 2006 Board Meeting. The motion was seconded by Director Cermak and passed without objection.

Treasurer's Report

The Treasurer's Report was delivered, as follows, by Treasurer Don Zimmerman:

The Clifftops Property Owner's Association continues to operate within budget. There is one association member who is more than sixty days delinquent in paying their dues and a letter has been mailed to them. One of the ten remaining lots that was grandfathered in and not paying dues has elected to join the association and will be paying dues in the future. We appreciate their decision and welcome them to our community.

There was some discussion concerning the acquisition of a new accounting firm. Three bids have come in with one of the bids being more than is currently being paid. The other bids are for amounts similar to what is currently being paid, but an audit would be performed every year as opposed to every other year. Director Cermak moved to change accounting firms and accept the bid by Roger D. Perry, P.C. Certified Public Accountant. The motion was seconded by Vice President Raines and was carried out with no objection.

Committee Reports

Strategic Planning:

The report began with thanking association members, and swiftly moved into plans for capital item replacements or refurbishments in 2007:

Roads (all costs adjusted for inflation):

Replacement of damaged reflectors where needed.	309	
	Roads Subtotal	\$309

Capital Reserve and other Capital Asset Items (adjusted for inflation):

Management recommends that the following items be REMOVED from the Strategic Plan:

Leaf Vac	\$2500	
Total Removed		\$2500

Management reports that the following items should be DEFERRED from 2007 to future years:

Pool Chlorinator	\$1000	to 2008
Snow Plow Blade	\$4500	to 2008
Printer – Bookkeeper	\$ 495	to 2008
Bluff Club Water Heater – gas	\$ 700	to 2008
Clifftops Entry Sign	\$2000	to 2008
Office Siding – upgrade from vinyl to wood	\$5000	to 2008
Total Deferred		\$12,700

The following items are scheduled for replacement in 2007:

Dump Truck	\$39,140
Tires for the Dump Truck	\$ 824
Weed eaters (2)	\$ 824
Sand for the Lake Beach	\$ 412
Grills at the Pool (2)	\$ 340
203 sq. yds. Of Gravel for Turnaround and Beach area	\$ 53
Entrance and Interior Flags	\$ 721

The following are strategic Plan upgrades scheduled for addition in 2007:

Add to the Property Insurance deductible fund \$1030

Capital Assets subtotal: \$43,343

GRAND TOTAL: STRATEGIC PLAN ITEMS: \$43,652

President Jackson suggested that chairs for the lake be considered to which Manager Tripp informed that he has numbers and prices in the office. Also, there was a brief discussion about the pool costs and its leak.

Nominating Committee:

Vice President Raines, named the members of the committee and announced that they are nominating Doug Dwyer and George Goodwine for Board positions.

Social Committee:

Chairperson Sylvia Anderson delivered the following report:

Since the last report from the Social Committee, we have hosted a Memorial Day Barbecue and the July 4th cookout. We had good participation at both events.

In between these two events, the 2006 version of the Clifftops Non-Stops completed a very successful Relay for Life. With two last minute contributions at the July 1st gathering, we raised \$5,003. When we formed our relay team last year, few people here had any concept of the American Cancer Society' Relay for Life event, and its purpose and goals. The Clifftops Board, in their March 2005 meeting, endorsed the Non-stops in their efforts to raise funds for research necessary to find cures for all kinds of cancer. We would like to express our appreciation to our Clifftops neighbors for their generous contributions to the Non-stops. These contributions helped us to win the Top Fundraiser Team for the second year.

That is not all we've been up to since our last report. On July 4th, the 2006 version of the parade Float Committee had, what could be called, a dominating presence in the Mont eagle and Sewanee parades.

During my three years as Chair of the Social Committee, I always try to deflect any credit given to me to a hard working group of committee members. There is a lot of hard work involved in planning, decorating, and cooking to host our social events.

We've worked really hard to get our members to accept responsibility for responding promptly to our invitations, so that we can control food quantities to have enough, but not waste food. Let me say thank you for working with us and understanding the reason why this is necessary. I would like to say thank you to the members of the Social Committee for their willingness and loyalty.

The next event on your social calendar is the Rib Roast on October 8th with Bo and Ed Jackson in charge. Just remember to make your reservations by the deadline so we can count on your being there and paying for your portion of the food. Ribs are a lot more expensive than hamburgers, as you know.

As I conclude my tour of duty as the Chairperson of the Social Committee, I would like to take this opportunity to thank the Clifftops Board of Directors both present and past, the Social Committee, the Clifftops Non-Stop Relay Team, and the members of our association for their support over the last three years.

Following Mrs. Anderson's report, Howard Smith approached the podium to lead a discussion about the float, costs, and results.

Pool Committee:

Committee Chairperson Judy Magavero delivered the following report:

The pool is being heavily used by Clifftops members and their guests. Many are using the sign-in sheet and are making use of the comment section to bring issues to the attention of the committee. A member commented that at least ten people at the pool had not signed. Members need to help us by signing in. Completed pool log sheets need to be removed regularly by the committee.

The water and pool floor are looking clean and clear. However, there is a ring of scum on the pool walls.

In recent days, daytime air temperatures have been in the seventies with overnight temperatures in the sixties. The pool temperature is dropping to the point of being too cool for some members. This would be an ideal time to heat the pool a few degrees. It would be a more logical use of propane than opening the pool early in May and heating the pool when the air temperature is too cool for members to use the pool.

Lake Committee:

Director Smith approached the podium and began by naming the members of the committee and informed that sub-committees have been formed. He stated that two major problems discharge and silting have been identified and are being studied. He also stated that due to these issues the fish are sixty to seventy percent under normal size. He suggested a possible special community meeting upon gathering more information, and he hopes to have a report ready before the Annual Meeting.

Managers Report

Property Manager Jim Tripp began by stating that the pool leak had slowed considerably but has not stopped completely. He also stated that the pool locks have been adjusted and he will look into the cost of "attractive" signs for the gates as suggested by the pool committee. He reported that pool inspections have gone well and we have received our first 100% grade. He stated that the pool is getting more use this year than last, and led a discussion about the scum ring, its causes, and how to deal with it.

Tripp informed that culvert replacement is on the agenda, but that due to a higher level of maintenance tasks in the summer this is not the best time of the year to do it.

Tripp stated that new sand has been added to the beach and, contrary to popular belief, the droppings that are found there by some members are from geese, not dogs. He stated that the beach is raked once a week.

Manager Tripp reported that the entrance flowers have been cut down for aesthetic reasons and that the leafy part will return in a few weeks.

Tripp led a discussion about boat storage which resulted in a motion by Treasurer Zimmerman to limit the number of storage spaces to the current number and no more. The motion was seconded by Secretary Lumpkins and it passed without objection.

Old Business

There was no old business discussed.

New Business

President Jackson led a discussion about sponsoring events in the community in order to keep the Clifftops name in the public eye.

Following, was a discussion regarding the Emergency Services Appreciation Day. During this discussion a request was made of management and to assign Board members to assist with contacting EMS providers with a personal invitation to attend this event.

Adjournment

Vice President Raines moved for adjournment at 2:54pm. Director Smith seconded the motion and it was carried without objection.

President

Secretary