

CLIFFTOPS PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

September 10th, 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

Property Manager Present

Jim B. Tripp

Call to Order

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

Approval of the Minutes

President Ed Jackson moved to approve the minutes from the July, 2006 Board Meeting. The motion was seconded by Vice President Raines and passed without objection.

Treasurers Report

The Treasurer's report was delivered, as follows, by Treasurer Don Zimmerman.

The Finance Committee, which consists of Hope Baggenstoss, Henry Blizzard, Louis Smith, Jim Anderson and me met on Saturday August 26, 2006 to prepare the budget recommendations for 2007. By rule as the Treasurer I chaired the meeting.

The components of our association are as follows: 239 member/owners own 271 lots, 85 fulltime owner/members represent 31% of our membership and there are 9 nonmember lots one of which is owned by a member.

Highlights from the recommended budget 2007 areas follows:

1. Payroll includes an increase of 3.95%.
2. Accounting/Audit reflects the cost of an audit from our new accountant and in future years provides us a full audit each year for about \$3,500 per year.
3. Consulting reflects the cost of an onsite reserve analysis of all of Clifftops capital assets and a review of our funding levels.
4. Tractor R & M reflects the anticipated repairs made necessary by the work to be done on the culverts and the repair work on Clifftops Avenue.

The Finance Committee has made the following changes to the recommendation of the Strategic Planning Committee: (a) replacement of the dump truck has been deferred until 2008, (b) all other items have been moved to operating expenses except for the Entrance and Exit flags (\$721). As a result of consultations with two different members of the road paving industry who are not involved with any work to be done here in Clifftops, we were forced to address the real possibility that Clifftops will not withstand the effects of two more winters. That reality forced us to move the resurfacing of Clifftops to 2007. Other additions were the culverts on Clifftops Avenue in excess of 2 feet (\$89,000) and the resurfacing of Clifftops Avenue (\$312,570). The total Reserve expenditures for 2007 will be \$402,291. During the remainder of 2006, our staff will replace culverts of 2 feet or less at a cost of \$24,401 and the necessary preparations for resurfacing Clifftops Avenue will be completed at a cost of \$35,345. The total Reserve expenditure for 2006 will be \$129,746. This revised figure of \$129,746 represents a reduction of \$10,353 from this year's budget. Total expenditures from our Reserves for 2006 and 2007 will total \$532,037. After consideration of an increase in dues for 2007 and the attendant contributions to our Reserves it is anticipated that our Reserve balance will be \$102,121 or a funding level of 14.30%

Therefore, the recommendation of the Finance Committee is that effective January 1, 2007 dues be increased to \$160 per month.

President, Ed Jackson moved to raise dues to \$160 per month, Vice President Dennis Raines seconded. Motion passed without objection.

Committee Reports:

Pool Committee:

CLIFFTOPS PROPERTY OWNERS ASSOCIATION
POOL COMMITTEE REPORT
September 10, 2006

This is an interim report to the Clifftops Property Owners Association Board. The pool open season has not yet finished so a report will be made by the Pool Committee to the Board at the November meeting with a summary of this year's pool usage.

At the August Clifftops Community meeting, the Pool Committee requested that the pool be included in the Strategic Plan for eventual replacement. This will be a major expenditure for the CPOA, whether replacement becomes necessary in one year or five years. Mr. Tripp indicated that he had given preliminary information on costs of approximately \$60,000 to the board.

It would be helpful to consider installation of a solar blanket in the pool replacement process. Use of a blanket when nights are cool could reduce our reliance on propane for heating early in the season. It could also increase usability of the pool by a greater percentage of the Clifftops residents during our existing open season.

We appreciate work the Clifftops staff has done to maintain the pool in good working condition. We encourage management to initiate methods to reduce wall scum in next year's pool season.

Submitted by,
Jude Magavero, CPOA Pool Chair

Lake Committee:

Director Louis Smith explained there were three problems with the Clifftops Lake: silt, discharge, and food chain. A study is being done on the lake to determine silt level. Ideas for removing excess silt: give away to homeowners, sell to the public and build an island in the middle of Clifftops Lake.

Mr. Smith moved to add Clifftops Lake to Strategic Plan. President Ed Jackson seconded. Motion passed with no objection.

Mangers Report:

Property Manager Jim Tripp began by stating that roadwork and culvert replacement would begin shortly. A total of 32 culverts will be replaced in house. Mr. Tripp explained there would be traffic delays throughout next year. There was a short discussion on concerns of safety, having enough flagmen. Mr. Tripp added that abiding by the speed limit would lessen the hazards to all. Mr. Tripp stated the pool would be closing September 15th, 2006.

Discussion:

Property Manager Jim Tripp stated, anyone who wishes to publish email address in the directory should call Suzanne in the office.

Mr. Wayne Bradshaw inquired into adding the names of property owner homes to the directory.

Adjournment:

Treasurer Don Zimmerman moved for adjournment at 2:41pm, Secretary Earnie Lumpkins seconded the motion and it carried without any objection.

President

Secretary