

CLIFFTOPS PROPERTY OWNERS ASSOCIATION
Board of Directors Meeting

MEETING DATE

May 3, 2009

Approved Minutes

Board Members Present

Henry Blizzard (2010)
Dale Cermak (2010)
Henry Chase (2011)

Gayle McKeen (2011)
Howard Smith (2009)
Baker Walker (2011)

Also Present: Ty Burnette (Property Manager)

Board Member(s) Absent

George Goodwine (2009)

Henry Blizzard called the meeting to order at 2:02 p.m. and announced the presence of a quorum of Board Members.

Approval of Minutes

Henry called for approval of the minutes from the March 8, 2009 regular board meeting. Dale Cermak moved approval of the minutes; seconded by Baker Walker. Motion approved.

Treasurer's Report

Baker presented the Treasurer's Report for the end of April, 2009. (See attached.)

Henry commented that by resolution the Board had authorized purchase of a new Certificate of Deposit at the United Bank of Winchester to replace one that had matured. The CD carries a very good rate of return, thanks to the diligence of Baker.

Committee Reports

Dale reported for the Nominating Committee that there will be a meeting on Tuesday, May 5 to review potential nominees and then make contact with those who may be nominated. People with other names to suggest should submit them to Dale before Tuesday.

Earnie Lumpkins reported for the Social Committee. (See attached) The dishwasher and gas fireplace logs in the Lake Club have been appreciated since their installation. The wine-tasting event at the Monteagle Winery was well-received by the approximately 30 people in attendance. The May 3 First Friday also featured an exhibit of art by Clifftops members. She expressed the hope that this is but the first of many exhibits and demonstrations to come. On June 27, Dr. Martin Knoll of the University of the South will give a lecture at the Lake Club on South Cumberland Lakes/Limnology. She also reported that the Committee is considering making the July 4 dinner a benefit for the Monteagle Fire Department for the purchase of equipment. Finally, she said the Committee is planning a celebration for the opening of the new pool late in May. Details will be announced later.

Henry called on Greg Magavero, Chair of the Strategic Planning Committee, for a report. (See attached) Greg reported on the successful kick-off workshop for Strategic Planning II and indicated that the Committee has since met to prioritize topics and plans for the formation of several committees and sub-committees to develop strategies and action plans in support of SPII. Existing committees, such as the Social Committee and the Finance Committee, will have roles. Other likely temporary committees include an outreach committee and a communications committee. The Strategic Planning Committee plans a series of newsletters to inform the membership and solicit participation in the committees.

Dale expressed appreciation to the University of the South for the use of their facilities for the workshop and asked Clifftops members to be alert to communications in the next several months about the work of the committees and the development of a new strategic plan.

Property Manager's Report

Ty Burnette reported on staff activities. Normal maintenance is being done on schedule. He noted that the staff continues to place rock along the shoulders of roads in immediate danger of erosion. The longer-range plan is to build up earth and grass to preserve the roads. Maintenance staff has also done some of the work for the new pool. Grass cutting has begun for the season and will proceed as weather allows. He indicated that at present, he anticipates the pool opening at the Memorial Day weekend, as usual. The project is currently within budget.

Additional sidewalks for the pool area have been considered, but action is being deferred until after the pool is complete and we have experience with people's pathways to the pool. Also, the modification of the lake discharge system has been completed and seems to be working properly.

New Business

There being no old business, Henry called for new business.

Ty has expressed the need for a digital video recorder in the gatehouse to record activity from the six cameras used in the gate area. The current PC used for this service is getting less reliable because of age and its heavy, continuous use. The Board asked Ty to gather additional information and bids for consideration by the Board.

Henry called on Henry Chase for a motion regarding the "Folks at Home" project under way in Sewanee to enable members to continue a dignified and comfortable lifestyle at home through services they may need during elder or retirement years. Henry Chase moved that the Folks at Home survey be distributed to Clifftops members (electronically and by mail, as appropriate) with the next issue of Cliffnotes. Seconded by Dale. Motion carried.

Henry Blizzard noted that we still have a propane tank at the office, which has not been used recently. Dale moved that the tank be removed, saving the rental cost, and the propane transferred to other tanks at Clifftops. Seconded by Baker. Motion carried.

The next item was on liming of the lake, which was discussed in the Board workshop. However, George Goodwine, who proposed to make a motion, was not in attendance. No action was taken and Henry indicated that, if interested, discussion could continue after adjournment.

Henry presented the possibility of Clifftops sponsoring a hole for the upcoming Rotary Club Golf Tournament. The event is to support college scholarships for deserving students. Henry Chase moved that we authorize \$50 to sponsor a hole at the tournament. Seconded by Gayle. Motion carried.

A member complained that fishing lures have been left on the beach at the lake after they apparently came loose from the fishing line. Dale moved to post a “no fishing from the beach” sign at the lake. Seconded by Gail. Motion carried.

There being no other business before the Board, Dale moved that the meeting be adjourned. Seconded by Henry Chase. Motion carried. The meeting was adjourned at 2:24 p. m.

Henry Blizzard, President

Howard Smith, Secretary

Attachments: Treasurer’s Report
Social Committee Report
Strategic Planning Committee Report