

**Clifftops Property Owners Association
Board of Directors Meeting
March 14, 2010**

Board Members Present:

President Howard Smith
Secretary Jack Furman
Treasurer Baker Walker
Director Dale Cermak
Director Henry Chase

Board Members Absent:

Vice President Henry Blizzard
Director Gayle McKeen

Also Present Property Manager; Ty Burnette:

Call to Order:

President Smith called the meeting to order at 2PM at the Lake Clubhouse with a quorum of directors present. He announced that the next regular Board Meeting would be changed to May 2, rather than the scheduled May 9, to avoid meeting on Mother's Day.

Approval of Previous Board Meeting Minutes:

The president called for the approval of the minutes of the last board meeting of January 10, 2010. Director Chase moved for approval of the minutes as distributed, seconded by Treasurer Baker and approved unanimously by the Board. The President then called for approval of the minutes of the Executive Session of the Board of November 2009, and this was moved by Director Cermak, seconded by Director Chase, and unanimously approved.

Treasurer's Report: Attachment 1:

In summary, income is on target with the budget, and expenditures are under budget despite payroll overtime due to winter road conditions. He felt, with agreement of the other Board Members, that the property Manager and his Staff had done an excellent job in controlling very adverse winter conditions on our roads. After discussion, the President called for approval of the report. Director Cermak moved for approval, seconded by Director Chase, and approved by unanimous consent.

Committee Reports:

1. Architectural Control: Ty Burnette

Two houses remain under construction, and there are no new requests for building.

2. Strategic Planning II: Attachment 2.

Chairman Greg Magavero outlined the time frame for completion of SP II, targeting the end of July for final report to the Board. In agreement with the Board, three Community

Meetings are scheduled to acquaint the CPOA members with the findings and recommendations of SP II and to elicit discussion and any further input from the CPOA Members before the submission of the final report. All CPOA Members are urged to attend one of these meetings. All meetings will be at the Lake Clubhouse and are scheduled as follows;

Saturday, May 29 10AM

Saturday, June 5 2PM

Sunday, June 13 2PM

3. Lake Committee: Attachment 3.

President Smith explained that the Lake Committee is an ad hoc committee of the Board and also has become a sub committee of SP II.

Chairman Dennis Raines stated that, based on current testing under the direction of Dr Martin Knoll, our lake is healthy for all activities.

The lake is under-fished and approximately 3000 fish need to be removed. It was suggested that a live fish box be obtained for disposal of caught fish that are unwanted. An updated policy on fishing needs to be sent to CPOA Members via The Cliffnotes, and possibly placed on the Web Site.

4. Property Managers Report: Ty Burnette

A. A preliminary report has been received from Volkert Engineering concerning design of the front gate area. The Board has started review of this report and shared it with the SP II Committee. Further fine tuning of the report will be needed, and will be forthcoming.

B. Gate Damage: The perpetrator was a no-show at City Court, and the Judge referred the case to the Marion County Sessions Court for further pursuit.

C. Traffic Incidents in Clifftops: When traffic incidents occur, they are reported to the Marion County Sheriff, as was a recent event.

D: Calling Post: This telephone service was used by the property manager this winter to warn of impassible road conditions. A CPOA member attending this meeting appreciated this method of warning, and felt it could be used more in the future.

Old Business:

The problem with dogs not under control of their owners was discussed by the President, and a recent recurring incident has brought this to the forefront. Tennessee law and Clifftops Rules and Regulations confirm that the Board can enforce these rules, and the Board intends to do so, as far as possible.

New Business:

1. Community Meeting, February 10

A. For residents who wish to leave instructions for Emergency Personal, such as hidden house keys, etc., the 911 Center in Monteagle will keep this information on file for emergency use. A form for such information is available at the office.

B. Deer Control; A question of establishing deer birth control measures in Clifftops was raised by a CPOA resident. President Smith related that this technique should be a plateau-wide measure, and that the Board would be interested if such a plan were established in our greater area.

C. Driveway and Fire Control Inspection: Only 8 residents requested this inspection. It is still available by the Monteagle Fire Department

D. Log House Rental Property west of Clifftops entrance. Director Cermak moved to include this building in our termite contract, and to remove a threatening tree adjacent to this building. The motion was seconded by Treasurer Walker, and after discussion, the motion was accepted by unanimous consent.

E. Employee Health, Short-term Disability, and Life Insurance;
Because of only a 6.3% increase in the health portion of this package, CPOA can continue this benefit for our employees.

F. Bluff Club Cliff Fence: Our staff has opened the vistas along the cliff at the Bluff Club, exposing access to the cliff edge. Our attorney feels that a fence in this area is necessary, and with the Board's approval, the property Manager is persuing this course.

Closing;

There being no further business to discuss, the president called for a motion to adjourn. Director Cermak move for adjournment, seconded by Director Chase and the motion was approved by unanimous consent at 2:55PM.

Attachments:

1. Treasurer's Report
2. Strategic Planning II Report
3. Lake Committee Report

Howard Smith, President

Jack Furman, Secretary_

