

Eastcliffe Homeowners Association Board of Directors Meeting
April 27, 2019
Rancher's Roost Community Room

Board Members Present: Alex Campbell, Lisa Hillyer, Jim Teghtmeyer, John Genovese, David Branecky

Guests Present: Chris Hillyer

Meeting Called to Order at 10:02

President's Report: None

Vice President's: Report: None

Secretary's Report: Minutes from January 26, 2019 moved for approval by Jim and seconded by Lisa. Approval unanimous.

Treasurer's Report: First quarter finances reviewed. Motion to approve by Jim and seconded by Lisa. Approval unanimous. Five assessments remain unpaid. Certified letters will be sent first part of May.

Architectural Control Committee: Lisa stated that Randall Farmer request for deck replacement has been approved and is in progress. Ricky Grimes has requested approval to self-build a storage shed on property. No issues. Shed to match house. Approved. Gary Hyde has re-submitted request to build a garage. John asked how many out buildings can an owner have on property. Alex – no limit. John asked about plastic storage sheds. Lisa – must be anchored. John – approved by county if greater than 10x10. Alex – don't if plastic sheds are allowed but so long as it looks good then should be OK

Directory: John requested his residence status be change from part time to permanent. Johnson/King have new mailing address.

Old Business: Question from Janice Mayer about living in trailer while constructing building. While initially the Board didn't see a problem with allowing temporary trailers on-site, it was later determined, and Ms. Mayer was notified, that the by-laws only allow for maximum 30-day continuous residence in trailer.

Any pond maintenance required this year? Only maintenance required to keep weeds out. Jim stated that Musgraves had inquired about fish in pond and also do we want to leave the pond as is or beautify it? Jim also indicated that we are collecting \$8700/year in assessments and

questioned what is being done with it. Lisa – didn't want to beautify because it then becomes and attractive nuisance. By making it attractive invites public, which brings problems. Alex – we would have to increase pond budget to improve, i.e. picnic tables. That would then increase liability insurance. Alex, to get legal opinion on liability risks from beautifying the pond site. Alex requested that someone look into what we want to do.... use only for fire protection, improve with picnic tables, etc. or add fish. John asked if no fish then what maintenance would be required. Lisa stated concern of using chemicals in the pond since it is not contained and there can be run-off to adjacent property. John asked how often do we need to dredge the pond. Alex – 8-10 years. Jim to look into insurance issues if fish are added to the pond or the area is enhanced. John – Eastcliffe pays for pond upkeep for fire protection – can it be used by other HOAs? Alex – yes, has to be made available for fire protection for anywhere. Lisa will look into windmill maintenance and new hoses for aerator.

Lisa – Do we want to re-send the ballot for by-laws changes with option to vote on individual changes? Alex – no. It has already been voted on and rejected by the membership.

New Business: Next meeting date July 6, 2019 at 11:00 followed by lunch at Tony's Pizza. Jim to check into cost.

Meeting adjourned at 11:02