

Board Meeting Minutes  
April 6, 2019

The Cliffs Property Owners Board Meeting began at 10:00 A.M.

John Liske opened in prayer & President Dan Dipprey called the meeting to order.

Board members present were Dan Dipprey, John Liske, Tim Grissom, Bob Lakey and Curtis Priddy. Constituting a quorum.

The first order of business was the approval of the Minutes from the February 28, 2019 Board Meeting. Upon motion duly made & seconded, the Minutes were unanimously accepted.

Next order of business was the approval of the contracts for Elite Golf Management & Marksman Security. Upon motion made & seconded, the contracts were accepted unanimously.

The Board then discussed the Fire Truck that is on the Cliffs premises. It has come to our attention that the truck is possibly titled / owned by White Bluff, even though perhaps the Cliffs POA helped with the purchase. After a brief discussion, decision made to investigate further. Dan provided the financial report, including money received from Double Diamond from January dues paid by property owners & payments received by the Castle Group for January dues and the special assessment.

Dan then made a motion to adjourn to Executive Session, motion was seconded & carried unanimously.

During the Executive Session, the Board discussed various legal issues, included the upcoming April 22, 2019 law suit trial. Prospective purchasers of the various Double Diamond properties.

Reconvene to Open Board Meeting.

Verbal announcement of decisions made in Executive Session, including the possibility of purchasing of a pump truck verses the fire truck. Elites Golf's documentation of POA owned equipment list, it appears that some equipment is missing, Jon Christenson of Elite Golf will continue to refine. Security has developed is list of possible violations, including the need for homeowners to have easy to read physical addresses outside of dwelling for emergency responders to see. Also some clean up issues and trailers on lots were discussed. Discussion then pursued regarding lot owners who for various reasons wanting to be rid of their lots.

Dan closed the Board Meeting, we then opened the floor to 'town hall' forum for a time of question & answer. Many questions were asked, the Board address each question. Questions/ comments centered around; Elite Golf Management & the enrolling of personnel, wild pigs, Castle Group collection of aged receivables, trimming of cedar trees, clean up of growth for beautification & fire hazard prevention, on- site manager, taking back of lots, posting of 'For Sale' signs....proper sign wording, discussion of property tax, protest forms were made available for homeowners.

Dan then recognized Austin Cameron, Dan & Felicia, owner & managers of Bluff Creek Marina. Austin stated that he is purchasing the Cliffs marina, the closing date should be within the next two weeks. His plan is to spend \$250,000 in renovations to the ship store & make various improvements to the marina.

A final comment from property owner was an expression of appreciation of the actions taken by the Board.

Meeting adjourn at 12:05 P.M.