

June 1, 2019

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

Dan Dipprey opened the meeting with a prayer & called the meeting to order.

Board members present were Dan Dipprey, Curtis Priddy, Shaughn Stanley, Bob Lakey & Tim Grissom. Constituting a quorum.

The first order of business was the approval of the Minutes from the April 6, 2019 Board Meeting. Upon motion duly made & seconded, the Minutes were unanimously accepted.

Dan spoke about the following issues;

The phone situation at the security gate and let everyone know that we are looking into obtaining a land line but for now the security people are available by cell phone.

Also discussed security upgrades with a new computer system, with the implementation of an electronic tracking system with capacity of tracking guest & visitors.

Security personnel are now coordinating with the marina & pro shop of who they expect will be entering the front gate on any given day.

The closure of the RV Park on July 31, 2019. This is due to safety issues, but mainly due to disrepair of electrical & water.

Pool #2 will no longer be rented to outside parties. The pool & picnic area is reserved for property owners use.

Rico Gonzales has been promoted by Elite Golf to 'Superintendent' of golf course maintenance.

The marina is beginning to look great. Renovation of the ship store is in progress, repairs to electrical & water & pest control spraying is currently happening. Dan & Felicia have been great to work with. Grand opening celebration will be June 22nd.

Coming soon will be our first issue of the POA newsletter. Hoping to build excitement within our community, information providing & emphasizing positive changes about the Cliffs.

Information was provided regarding the water & sewer issues.

Jon Christensen from Elite Golf was introduced and Dan said Jon will speak and take questions during the Board's Executive Session. Jon was well received by property owners in attendance with his comments regarding the golf course maintenance & improvements.

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

During the Executive Session the Board discussed the following;

For any owner who has not paid their maintenance dues and/or special assessment, Dan made a motion to suspend their right to call special meetings of the POA and to authorize legal counsel and our management company to begin collection actions, including foreclosure. The motion was seconded, each Board Member voted, the motion was carried unanimously.

Motion was made to approve the correction to the prior amendment (dated January 5, 2019) to the declaration. All Board Members reviewed the correction instrument. The motion was seconded, and carried unanimously.

The Board met with Bryan Harveston to discuss asking Patty Poulos to help us improve the way we communicate with property owners and keep property owners up to date with their proxies, etc.

Motion was made to adjourn the Executive Session back to open session. Motion was seconded and carried unanimously.

Board reconvened their open session at 10:50 A.M.

Dan provided a general & verbal announcement of decisions & expenditures made in Executive Session.

- a. The Board approved commencement of collection and enforcement action with respect to non-payment of special assessment.
- b. The Board approved a correction to the January 5, 2019 amendment to declaration.
- 4c. The Board approved Patty Poulos to work with Bryan Harveston with POA communication & proxy efforts.

Shaughn Stanley (Board Treasurer) reviewed the Cliffs POA revenue & expenses statement for the period 1/1/19 thru 5/28/19.

Dan provided information with regards to the POA insurance coverages. The premiums are within budget at approx. \$15,000.

The Board opened a period of Q & A from the property owners.

The Board Meeting was adjourned at approx. 11:45 with a motion made, seconded & carried.