

November 9, 2019

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

The meeting was opened with a prayer & called to order by Dan Dipprey.

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

The first order of business was the approval of the Minutes from the September 14, 2019 Board Meeting. Upon motion duly made & seconded, the Minutes were unanimously accepted.

During the Open Session Dan spoke about the following issues;

Collections of dues and special assessment; the POA inherited approximately \$600,000 in uncollected past dues over the last 10 years. Legally we can only go back four years for collection. We are taking a tough stance and making every effort to collect from those who are delinquent. Castle Group is contacting delinquent property owners and offering reasonable payment options and accommodations for payment. The Board is asking the Castle Group to focus on the collection process of delinquent property owners.

Damage to the golf course due pigs; the electric fence is proving not to be effective in keeping pigs off the course. Also, golf course maintenance has two individuals circling the course each night to try and keep the pigs off the course. Elite Golf and the Board has done extensive research in trying to come up with a viable and cost effective solution. The Board met Friday morning (November 8th) with the owner of a company called Man Camp. He catches over 3,000 pigs each year, doing it with large traps that are set up with a cell phone application, equipped with cameras and cell phone alerts that allows him see the cage and shut the gate remotely once to cage has 15 to 30 pigs inside. The plan is to purchase one trap and also lease an additional trap for a cost of approximately \$5,000 to \$6,000. This company has had great success and we are looking forward to working with them.

Streets; the first quarter of 2020 plans are to engage an engineering firm to give us a survey of our streets and a 6 month, 1, 2 & 5 year plan for road repair. Hopefully then, at some point, we will have a new owner of the resort and we can agree on a comprehensive plan for road maintenance. We are currently looking at a temporary fix (cold patch) of the worst areas on Club House Drive.

Vehicle titles; still working with Double Diamond and local government offices to obtain titles, has been a long and frustrating process but believe progress is being made.

Golf course; winter cleanup is underway; cutting / trimming of under growth and wider cut outs on both sides of cart path.

Dan announced that during the Executive Session of the Board, Jon Christianson of Elite Golf & Deena Still of the Castle Group will be speaking and providing updates to property owners.

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

During the Executive Session the Board discussed various expenditures, legal issues and 2020 billing to timeshare & property owners.

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

Board reconvened to open session at 10:52 A.M.

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

- a. Board approved expenditure, as stated above, to hire the Man Camp Co. to help alleviate the pig issue. Motion was made, seconded and unanimously in Executive Session.
- b. The Board approved commencement of collection and enforcement / legal action with respect to dues & special assessments delinquent payments of property owners. As mentioned earlier, the Board is asking the Castle Group to really step up efforts to collect these delinquent payments.
- c. The Board will give authority to the Castle Group to send billing to property owners for the January 2020 dues. There will not be an increase in dues for the January billing. Regarding the timeshare owners (we now have a good listing of owners from Double Diamond) Castle Group will be invoicing \$100 in December and then another \$100 in April/May for 2020 dues.

Bob made a motion to close the Board Meeting at approximately 11:00, motion was seconded by Shaugn, motion carried unanimously.

Town Hall forum was opened for a time of questions / comments from property owners. All questions were addressed by the board members. Questions and answers given centered around; Pool #2 / Markwardt Group / Southwest Water / drilling of wells on private property/ VRBO's / distressed tree report / comments on security officers including safety & customer service.

Meeting was adjourned at approx. 11:45 A.M.