

## **Cliff House Board of Directors Meeting**

**April 15, 2015**

**715 South Upper Broadway, Suite 101, Corpus Christi 78401**

Board members present: JJ Hart, Trey McCampbell, Brad Padgett, Karen Pohlmeier.  
Members absent: David Walker  
Quorum present: Yes

Guests present: Ranee Clayton, Paul Koepke, Dian Cornish, Edd Williams, Robin Harper, Mary Louise Guerra, Rita Marie Guerra, Amanda Horne, Jama Drake and Nancy Carlton.

### **PROCEEDINGS**

The meeting was called to order at 6:00 pm.

Trey McCampbell made the motion to approve the February Board minutes and was seconded by Karen Pohlmeier. Unanimous consent by the Board.

Trey McCampbell gave the Financial Report. Brad Padgett made a motion to approve the financials. Karen Pohlmeier seconded. Unanimous consent by the Board

JJ Hart gave the status of past due HOA dues. No one is two months or more behind at this time.

JJ Hart gave an update on the pending brick repairs. The work is scheduled to begin the first week of September. This first phase of the repairs is estimated to take 2 1/2 months to complete. The special assessment will begin in July. JJ will send an email out prior to this date with the amounts of the assessment.

Jama Drake brought up an issue she is having with the drywall in her unit coming detached from the interior brick wall. She mentioned that she showed the issue to Craig and sent pictures to the board members. The board members did not recall getting the email and asked her to resend it.

JJ gave an update on the elevator repairs, which should begin in 30-60 days. Once Schindler Elevators begins the work, each elevator will be out of service for approximately 2 months. Concerns were raised about having access to the basement for storage units, bicycles, etc. Craig will give the owners/residents at least 1 month's notice before the work begins so they can make appropriate arrangements.

Nancy Carlton asked that the board consider re-issuing the building policies/rules since it appears that many of the residents are not adhering to them.

JJ Hart brought up the recent Nueces County Appraisal District's assessments of the Cliff House units. They have gone up considerably this year. He recently sent an email to the owners with the process to appeal the assessments. Jama Drake mentioned that she had started her appeal process already. Since the process is different this year than it was last year, we don't have a good feel for the best way to go about it. As more owners experience the process, we will have a better feel for what to expect. If anyone wants more clarification or would like the email re-sent to them, they can contact JJ Hart and he would be happy to help.

JJ brought up the question of whether realtors should be allowed to place realtor signs in the grassy area between the Cliff House and Carancahua St. A motion to allow each realtor one sign regardless of how many units they have listed was made by Brad Padgett and was seconded by Karen Pohlmeier. Unanimous consent by the Board.

Ranee Clayton asked about the Cliff House Website. The board agreed that it is time to get it up and going.

JJ brought up the issue of personal behavior at The Cliff House. This was in response to several complaints made recently. No names were mentioned, but it was made clear that the board takes the complaints seriously

and that they follow up each complaint with a conversation with the person accused of the unacceptable behavior. If the accused is a renter, pressure can be put on the owner of the renter's unit to evict them, however, the board is limited as to what it can do to owners who act inappropriately. If the behavior is policy related, warnings may be issued and fines may be assessed. Anything beyond the scope of the Cliff House policies is beyond the scope of the Board's enforcement. If the behavior is interpersonal related, the board has asked that the parties "work it out" amongst themselves. If the behavior is deemed to be dangerous to others, one of the participants could consider calling the police.

It was decided that a new email address will be created allowing owners/residents to have an outlet to send emails to the building manager/board with their concerns (whether policy or interpersonal related.) This way, there will be a dedicated email account to keep track of the concerns/complaints.

It was asked that there be a "fine report" at each board meeting so the residents know that the issues are being addressed. The Board replied that they have done this in the past and will continue to do so.

Recently, one of the owners asked to donate a ping pong table to the Cliff House to be used in the community room. This was discussed, but was decided that it would not be something the board would pursue at this time, due to lack of interest.

The pool at the Cliff House recently had the chlorinator break. That, along with the recent heavy rains, has caused the pool to be very dirty. A new chlorinator is being installed and the pool cleaning company is working diligently to return the pool to a clean and usable state.

A few days prior to the board meeting, Paul Koepke suggested that Craig attend a pool seminar on Monday, April 20th from 9-noon so he can gain some more knowledge of swimming pool maintenance, It was discussed and the board agreed to send him to that seminar along with the \$35 entry fee to attend.

JJ brought up the recent issue involving a Cliff House employee and a Cliff House tenant. A few months ago, the police responded to a call made by one of the owners. Statements were taken regarding the alleged incident and no charges were filed. The case ended up in civil court and the remains there at this time.

It was brought to the board's attention that Ernesto recently performed some work for one of the owners during Cliff House hours. It was made clear to Craig that Ernesto is to only perform "odd jobs" for owners after hours and/or on weekends. Although much of this work was performed over Ernesto's lunch hours, it was made clear that this is unacceptable since it can be perceived by some as being done on Cliff House time.

The new smaller shopping carts were discussed and deemed to be too small for many resident's liking. When the larger ones are utilized, they are causing damage to the paint on and around the elevators. Craig will look into getting new carts that are larger than the ones which were recently purchased and possibly made out of materials that will not harm the walls.

Building Managers Report (Craig Hewerdine). Craig discussed the plan of action to get the pool in working order again and mentioned that the trees that were damaged by the recent storm are being cleaned up. Everything else he had planned on discussing have already been addressed in this meeting.

#### Public Comments:

It was brought up that the mold is back on the side of the building. Craig has been asked to look into the costs of power washing the building again.

There is standing water in the basement, which is common at The Cliff House after heavy rains like we have had recently. Craig will look into solutions for this.

Many residents have been seeing water leaks coming from their sliding glass doors during heavy rains. Simply applying caulk around the windows seems to solve the problem.

A date for the next Board meeting has not been confirmed.

The board meeting was adjourned at 6:57 p.m.