

Cliff House Board of Directors Meeting

July 15, 2015

715 South Upper Broadway, Suite 101, Corpus Christi 78401

Board members present: JJ Hart, Brad Padgett, Karen Pohlmeier, David Walker

Board Members absent: Trey McCampbell

Quorum present: Yes

Guests present: Ranees Clayton, Paul Koepke, Diann Cornish, Frank Cornish, Edd Williams, Robin Harper, Mary Louise Guerra, Rita Marie Guerra, Nancy Carlton, Teri Povec and Jerri Leonard.

PROCEEDINGS

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

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

JJ Hart gave the Financial Report. David Walker made a motion to approve the financials. Brad Padgett seconded. Unanimous consent by the Board

JJ Hart gave the status of past due HOA dues. One owner is more than 2 months behind at this time but full payment is expected next week.

JJ Hart gave an update on the pending brick repairs. The work is scheduled to begin in September, assuming schedules do not change.

JJ Hart gave an update on the elevator repairs. The start date has been delayed due to certain parts not being readily available and needing to be special ordered/fabricated. Although this is frustrating, we do not have a lot of other options. Schindler Elevator company still appears to be our best option, despite the delays. We will keep an eye on things and report when there is more information available.

JJ Hart gave an update on the Cliff House website. Specs are being put together. The website design, etc. is being done by one of the owners (Stephen Rybak). The Beta website should be ready soon. The website address will be www.cliffhouseecc.com. We are looking into the possibility of a separate URL for documents such as bylaws, rules, etc.

JJ Hart gave an update on the pet policy. Residents are allowed to have up to 2 pets (dogs or cats). Currently, there are no limitations on the breed or size. Brad Padgett is in the process of putting together some more parameters.

JJ Hart gave an update on the recent hallway policy. You can "tastefully" decorate the exterior of your unit door. The board will discuss individual issues if the decorations are deemed to be offensive. No floor mats/rugs are allowed due to safety (tripping) concerns. Nancy Carlton asked if/when owners will be allowed to hang artwork in the hallways. JJ explained that Trey McCampbell is working on a policy for that.

JJ Hart discussed the accounting for the new assessment money. At the end of each month, the total amount collected during that month will be moved into a special account that will be used to pay off the assessment loan.

JJ Hart discussed the pool cleaning issue. In an effort to have a more consistent company cleaning our pool, we hired New Wave Dave pool cleaning service on a temporary basis until the board decides who to use moving forward. New Wave Dave is twice the cost of our current company so we are reviewing our options.

JJ Hart gave notice that 2 owners have switched their parking spots. Both owners signed the proper paperwork allowing this to take place. Space #28 has switched from Unit 504 to Unit 804 and space #41 has switched from Unit #804 to Unit #504. The parking spot map has been updated and posted.

JJ Hart discussed the cost of air conditioning at The Cliff House. We are spending \$40,000/year on AC repairs with approximately 3-5 new units being replaced every year. We are looking into options to control costs, but AGCM (consulting company) said that there are few options, if any, other than having Sullivan AC continue to be the company we use for this.

JJ Hart mentioned that there are currently 3 Realtor signs posted at the Cliff House for current listings.

JJ Hart informed everyone that the insurance renewal process has begun. Borden and Carlisle Insurance agents are putting some quotes together. We should have quotes in by August as our policy expires August 31.

Craig Hewerdine gave the Building Manager's Report. He reiterated that nothing besides toilet paper should be flushed down the toilets due to "flushable wipes" and other paper products getting stuck in the drain lines, causing backups like we had last weekend. Smart Plumbing is going to put cameras down the pipes soon to see if there are areas of pipe that may need to be dug up and replaced/repared.

Craig gave notice that Ernesto will be on vacation next week and trash pick-up will be on Tuesday and Friday only next week. Craig mentioned that the light in the pool is in the process of being repaired.

Craig also apologized for a mistake that showed up on the recent HOA statements. Apparently, the statements showed that some people were 30 days late when they really were not. The glitch in the Quickbooks system has been fixed. This should not happen again.

It was brought to the board's attention that the owners of Units 605 and 606 are still having visitors come on weekends who are noisy and generally disruptive. Craig will call the owner of those units and ask that they do not do this, especially if these are not family members.

A date for the next Board meeting has not been confirmed, but will most likely be held on October 21, 2015.

The board meeting was adjourned at 6:45 p.m.