

Cliff House Board of Directors Meeting

February 18, 2015

715 South Upper Broadway, Suite 101, Corpus Christi 78401

Meeting Minutes

Board Members Present: J. J. Hart, David Walker, Karen Pohlmeier, Brad Padgett, Trey McCampbell.

Board Members Absent: None

Quorum present—yes

Guests Present: Nancy Carlton, Joyce Lawrence, Paul Koepke, Raneé Clayton, Jama Drake, Robin Harper, Diann Cornish, Jerri Leonard, Bob Rawson, Amanda Horne and Will Davis.

Proceedings

The meeting was called to order at 6:00 p.m. by JJ Hart. Craig Hewerdine called the roll. All 5 Board Members were present.

The January minutes were accepted and approved by a motion from Trey McCampbell, with a second from Brad Padgett.

The Financial Statement was read by Trey McCampbell. The expenses appear to be on budget. We have one owner who is 3 months behind on HOA payments. Craig and JJ are in contact with him to collect this money.

JJ asked for the financials to be approved. Karen Pohlmeier made a motion and Trey McCampbell seconded the motion. All approved.

Trey gave an update on the interior remodel project. The design committee needs to meet to decide on what wall hangings to place in the lobby area. For now, there is no money in the budget for pictures, etc. in the hallways.

JJ discussed the plan to utilize AGCM to oversee the exterior brick repairs. A discussion arose regarding whether or not to use their services. The total cost for their services would be approximately 6% of the total \$300,000 project costs (\$18,000). No decision was made, but further discussion was requested.

There have been recent complaints made about residents not complying with the rules regarding noise. These complaints are being taken seriously, with warning letters being issued. If the problems continue to persist, fines will be levied. The complaints have been regarding excessive noise and dog barking.

Trey gave an explanation as to how the calculation of HOA dues was done. In the past, the calculations were based on square footage. The Cliff House declaration (Section 4) states that the calculations need to be based solely on the ownership percentages. When the HOA dues were re-calculated, the amounts came out slightly different than they would have been if they were calculated using square footage. The differences amount to a few dollars/month. The Cliff House's lawyer was consulted on this matter and he agrees that this is the legal way to calculate the dues.

JJ discussed the proposed elevator upgrades. He referred to the recent email that he sent out to the owners. JJ explained that he would be sending an email to the owners asking for their input on whether to proceed with the upgrades. If more than 50% of the owners are in favor of making these improvements, we will move to the next step which is setting up a meeting with Dave Flint, our Schindler sales rep.

JJ explained that American Bank is willing to loan The Cliff House the money for this project at 5% interest. Schindler Elevator can also finance the project for 7%.

A discussion arose about replenishing the reserve fund to its target level of \$50,000. The choice was between using the reserve or raising the HOA dues. The Board felt that given the assessment in 2015, it would wait one year before replenishing the reserve.

BUILDING MANAGER'S REPORT — Craig Hewerdine

1. The elevator remodel project is almost complete. The hand rails and the message box still need to be re-installed.
2. We are back to M/W/F trash pick-up.
3. Several exterior lights have been fixed/replaced recently.
4. A reminder was made regarding when construction is allowed at The Cliff House.
5. Craig is looking into setting a meeting with the fire inspector (to give a presentation on fire drills).
6. It was requested that people stop feeding the birds at The Cliff House in hopes of preventing pigeon droppings, etc.
7. Cigarette butts are still being dropped off of the 01 and 02 unit's balconies. Craig will look into this.

GENERAL PUBLIC COMMENTS

1. Nancy Carlton asked that the Cliff House rules be distributed once again to the residents. Craig will look into getting this done.

The next board meeting was set for March 18, 2015 at 6:00 p.m.

The meeting was adjourned at 6:55 p.m.