



The Bluffs Homeowner's Association 2018 Annual Meeting

Date: September 13, 2018

President Jeremiah Johnson called the meeting to order at: 6:30 pm at Brayla Wedding and Event Center.

Approximately 50 members of the HOA were in attendance. Jeremiah Johnson, President, ran the meeting. John Stefonik filled in as Secretary.

Jeremiah began the meeting by thanking everyone for the accomplishments for the year 2018. The HOA Board members, Jeremiah Johnson (President), George Fiedler (Treasurer), Andy Gilbert (Chair CCC), Lynne Stefonik (Secretary), Nathan Patton (Chair ACC), Bill Mager (Vice President), Vivian Patton (ACC), Brian Remmert (CCC), Jacqueline La'Walker (CCC), were recognized for the work that they have done this year. Owners of Brayla Event Center were also thanked for the use of the facilities. New folks to the neighborhood were introduced.

Jeremiah reminded everyone that our new website is: thebluffs80917.com
The Boards new email is: yourboard@thebluffs80917.com

John Stefonik read the Minutes from the August meeting. Nathan Patton moved that they be accepted as they are and Jeff Rudisill seconded the motion. The motion passed.

Treasurer's Report: George Fiedler reported on the 2018 and 2019 budgets. Jeremiah Johnson made a motion to accept the report and the budget. Jacqueline La'Walker seconded the motion. The motion passed.

ACC Report: Nathan reported that there have been advisements of several home projects. He also mentioned that he will be stepping down from the HOA Board.

CCC Report: Andy had no report.

Jeremiah called for a motion to approve all actions and activities of the ACC and CCC committees. Bill Mager made the motion and Jeff Rudisill seconded the motion. The motion passed.

Old Business:

1. Jeremiah announced that our neighborhood sign was placed at the top of Avondale. Another sign will be placed on the corner of Bermuda and Winding Circle.
2. Garage Sale participation was down from last year. Sales may be limited to Friday and Saturday in the future.
3. The City has been contacted and are preparing for paving and sidewalk work throughout the neighborhood. There is no schedule of details as of yet. Jeremiah asked all HOA Members to continue to call and report needed sidewalk and street repairs.
4. Jeremiah reminded all HOA members to make sure we have your correct email.
5. Home owners were reminded to trim foliage away from sidewalks and to remove weeds from the sidewalks, medians, and roads.

New Business:

1. A question was asked about the purpose of the white lines on each side of the street on Avondale. Jeremiah answered that these hopefully will decrease the speed of cars on Avondale.
2. Jeremiah and George read a letter recommending the hiring of a property management company. This proposal was discussed. Jeremiah made a motion to pursue this proposal and Elisa Feldmeyer seconded the motion. This motion did not pass.
3. Jeremiah thanked and recognized departing Board Members: Nathan Patton and George Fiedler.
4. Jeremiah made a final call for ballots with officers for the Bluffs HOA. Nominations included:

Incumbent **Jeremiah Johnson**-President
Incumbent **Bill Mager**- Vice President
Candidate **Laura McKee**- Treasurer
Incumbent **Lynne Stefonik**- Secretary
Incumbent/Candidate **Vivian Patton**- ACC Chair
Candidate **Brad Collins**- ACC Committee
Candidate **Imi Mager**- ACC Committee
Incumbent **Andy Gilbert**- CCC Chair
Incumbent **Jacqueline La'Walker**- CCC Committee
Incumbent **Brian Remmert**- CCC Committee

A motion was made by Nathan Patton and seconded by Elisa Feldmeyer to accept these candidates by acclamation. All candidates were accepted.

Procedural reminder:

Review that decisions, correspondence and process follow the "Dispute Resolution and Responsible Governance Policies".

All correspondence with Homeowners MUST USE THE OFFICIAL BLUFFS HOA
STANDARD LETTERS AND NOTICES
ON FILE WITH THE SECRETARY

This procedure will ensure that all pertinent information is conveyed, and that
all Legal Responsibilities are fulfilled.

Procedural reminder:

Section 3. QUORUM.

A simple majority of the ten (10) Directors/Committee Members shall constitute a quorum for transaction of business. Every act or decision made by a majority of the Directors/Committee Members present shall be regarded as an act of the Board.

ACC & CCC can still make decisions at a non Quorum meeting since they make their own determinations. A board vote is not required.

Secretary: Save a copy of the minutes and treasurer's report in the binder.

File ACC Request forms and building plans in the binder.

Post the approved minutes of the previous month on the web site.

The next board meeting will be held on Tuesday, October 15, 2018, at Lynne Stefonik's house, 4450 Winding Circle, 6 pm.

Meeting adjourned at: 8:36 pm, but Board Members stayed to answer questions and listen to comments.

Respectfully submitted,
Lynne Stefonik
Secretary