



The Bluffs Homeowner's Association Board Member Meeting

Date: August 17, 2026
Call to Order: By Tom Zwirlein at 6:03 pm
Adjourned: 8:45 pm
In Attendance: Michelle Cordial – Vice President
Tom Zwirlein – Treasurer
Tom Thorson – ACC Chair
Andy Gilbert – CCC Chair
Lorraine Thorson – ACC Member

Membership Updates:

Filing 1 has a petition which is now with Andy Gilbert who is holding the petition until the annual meeting on September 12th.

- The board challenged passing a petition to withdraw from the HOA prior to discussion with the board.
- Michelle was able to speak to the originator of the petition, Shelly Underhill, and others who had signed the petition. Their primary concerns are the lack of board action on properties who are clearly not maintaining their properties to the level outlined in the Covenants and Bylaws.
- The current board members were both aware and concerned with the lack of action around the neighborhood.
- However, the board priorities were set by the elected HOA president, which prioritized creating a friendly neighborhood community and the board was only to take action if a complaint was filed by a member.
- Note that upon checking on the specific property complaints by Shelly and Frank (who signed), there were never complaints filed that would have allowed the board to take action according to the unwritten policy of the elected HOA president.

Preparing for the Annual Meeting

The following membership outreach was discussed:

- The goal is to issue a “pre-read” to members prior to the meeting.
- Living room sessions with members prior to the meeting to hear concerns and talk about how we can build a better HOA.
- Ongoing outreach building toward the meeting on 9/12, including emailing minutes to board meetings.

Outline for Annual Meeting

Michelle will craft an outline and issue to other board members to build the presentation.

- Goal of HOA: To preserve and grow our property value
- Our Levers: Architectural Control
Covenants Compliance
- What We've Heard
- Our Recommended Changes
- Discussion
- Filing 2 Update
- Budget Approval
- Board Elections

Usual Business

Board approved minutes from July 1st with changes.

Members asked for the following email revisions:

Andy	emailgilb@comcast.net
Lorraine	lor4bluffs@outlook.com

Andy will be contacting a couple of owners who have CCC complaints pending.

The board also voted to officially remove board members who reside in Filing 2.

- Jeremiah Johnson, HOA President
- Jenna Johnson, ACC Committee
- Deborah Williams – The board wanted to note that Deb was an exceptional HOA secretary. Deb is leaving due to Filing 2's withdrawal and will be missed.
- Jonathon Wild, CCC Committee
- Nate Zameroski, CCC Committee

The next board meeting is scheduled for 6pm September 1st at the Thorson's.