



The Bluffs Homeowner's Association Board Member Meeting

Date: January 19, 2022

President Sally Maddocks called the meeting to order at 6:00 pm.

Board members attending: Sally Maddocks (pres), Chris Patton (vice pres), Lynne Stefonik (secretary), Vivian Patton (acc), Imi Mager (acc), Linda Pacheco (ccc), Dave Linebaugh (ccc)

Guest: Doug Carter

The last month minutes were approved as written.

Treasurer's Report:

Treasurers' report was motioned and seconded for acceptance by: Imi and Chris

Checking Account Balance:	\$1,944.93
Savings Account Balance:	\$2,570.12
PayPal Account:	\$49.60
Total Assets:	\$4,564.65

Guest Presentation: Doug expressed the desire to have his trailer on his property after October 1 and before Memorial Day. He does not feel that his trailer is safe on a storage lot and that costs for storage is expensive. Safety of his trailer is an issue and he does not feel that storage lots are liable, if a trailer is stolen. Doug received an in-person visit from the HOA Board asking him to move his trailer, while, in his opinion, other Bluffs HOA members are not in compliance.

After discussion, the HOA Board said that there are existing options to resolve some of the issues that Doug presented. These include: 1.) Changing HOA Covenants with a vote of members to allow trailers to be stored on property year-round, 2.) "Police" the Bluffs more carefully, so that all members receive a notice if they are out of compliance, and 3.) Use ACC and CCC forms on the website to apply to the HOA Board for a variance. The Bluffs HOA Board will continue to work with Doug to resolve this issue.

 Read this month's Agenda from the Time Line
Treasurer: Arrange for an audit of the HOA funds.
Collect and deposit dues payments.
Check on renewal of CD

CCC report: Trailers stored on The Bluffs property and new fences are issues that are usually in need of discussion.

ACC report: Welcoming Packets are given to new neighbors in the Bluffs area. Paint colors used on homes should be approved and discussed.

Old Business: Sally spoke with City Council members about the Cell Tower and as of now there is nothing new to report.

 **Read next month's Agenda from the Time Line**
Late dues notices should be sent to members that have not paid yearly dues of \$25.00.

New business: A new list of HOA Board Members with new emails needs to be sent to Board Members.

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: February 8, 2022, at 6:00 pm. Location will be emailed to Board Members.

The meeting was adjourned by consensus at 7:00 pm.

Respectfully submitted,

Lynne Stefonik

Secretary