

The Bluffs Homeowner's Association Board Member Meeting

Date: March 11, 2026

Call to Order:

In attendance: **Michelle Cordial – VP**
 Tom Zwirlein – treasurer
 Deborah Williams - Secretary
 Tom Thorson – ACC Chair
 Lorainne Thorson - ACC member
 Jenna Johnson -ACC member
 Andy Gilbert - CCC Chair

President's Report:

It was difficult to get this meeting scheduled.

Andy motion to switch next meeting to May 20th, Jenna Second, approved unanimously

Andy motion to switch July 21 meeting to July 28, Jenna second, approved unanimously

Secretary's Report:

Completed many updates to the website. It is simple and easy to move through.

Completed a quick preview. Requested that board members review the website and give feedback.

The forms that can be filled out online go to the Bluffs email addresses:

Bluffshoapresidents@gmail.com, thebluffshoatreasurer@gmail.com,
thebluffshoasecretary@gmail.com, Bluffshoaacc@gmail.com,
BluffsHoaCCC@gmail.com

These addresses were created for consistency and to protect from potential liability. Each member of the CCC/ACC have access to the account, and VP and P have access to the presidents accounts.

Please talk to Deb if you need help accessing or if you need help forwarding the mail that goes here to a different account.

Treasurer's Report:

\$9075 in all accounts- Checking \$2734.42, Savings \$4.573

All but 2 people have paid dues. Gave second notice to the 2 people for the \$25, plus \$25 per month that is late \$75 total

- 1 person talked with Tom and planned to pay. Tom agreed to collect \$75 and have the amount cover this year and next year
- 1 person did not answer, so the notice was left at the door.

Brought up conversation about putting a lien on the properties that fail to pay dues. Everyone agreed that a certified letter needed to happen before that.

Brought up the idea of paying for a dumpster to help with cleaning instead of a BBQ. Challenged that it would cost too much to be effective for the whole neighborhood.

Communication Plan:

Michelle is going to get together a newsletter for the quarter. Include highlight about the updated website.

ACC report:

Michelle makes a motion to add Lorainne Thorson to the ACC, Tom Z second, approved unanimously

One painting job was voted on via email last month and since completed.

No new requests

CCC report:

Andy was voted in by the board last month to replace a member who resigned.

Ongoing Boat complaint: 4341 Winding Cir- the owners have ignored request after request to put it into storage. Andy is going to talk with them, but fines will likely be the next step.

New Complaint against 4376 Winding Cir- He had a pallet of trash and boxes for a couple of months. Neighbor went and talk to owner, owner said he would call the trash company, but the pile was out there for another month. Now there are new boxes. Many were blown down the street last night.

New business:

Discussion topic: is there a common place for all the forms submitted in the past so they can be easily referenced?

The secretary should have a copy of all forms when they are completed. Digital copies are requested. Shared Google Drive discussed, but there would be a steep learning curve for many members.

Community BBQ: at Michelle's house

June 6th 3:00-7:00 – HOA will provide burgers, hotdogs, buns, toppings, and condiments, soda and water. Ask members to bring a side to share and BYOB

Deb will do food shopping

Michelle will decorate

Tom T will help with tables and chairs

Plan for 75

Community Garage Sale: Send a survey to gauge interest and determine best date

Annual Meeting: Can rent a room for free at the library starting 6 months out. Jenna will book for Sept 12 between 1-4, plan the meeting to go from 2-3:30. We will change it if we have to.

Future Business:

- What is the purpose of the HOA/HOA board?
- Decided to wait to work on the Rules and Regs Doc until Jeremiah is back from deployment.

The next board meetings will be:

May 20 @ 6:00 4358 Winding Circle

July 28 @ 6:00 4358 Winding Circle

End meeting 7:40pm