

The Bluffs Homeowner's Association Board Member Meeting

Date: July 1, 2026

Call to Order: 6:27 pm

Adjourned: 8:28pm

In attendance: Jeremiah Johnson- President

Michelle Cordial – VP

Tom Zwirlein – Treasurer

Deborah Williams - Secretary

Tom Thorson – ACC Chair

Lorraine Thorson - ACC member

Jenna Johnson -ACC member

Andy Gilbert - CCC Chair

President's Report:

Conversation around committee members not attending meetings. Should there be a requirement to attend meetings? Difficult to recruit people to any committee. Option to only require committee leads to come to meetings.

A neighbor verbally brought concerns to Jenna about Jolene's property about several aggressive dogs that got out. Animal control was called and came and found 7 dogs. Received a warning and animal control will follow up. HOA bylaws cover safety concerns beyond having too many animals and aggressive dogs getting out. How should the HOA move forward? Put into newsletter to encourage reporting, write a specific letter if a neighbor has a concern

Tom made a motion to write a letter which addresses Covenants filing 2: 91354.7 regarding nuisances. Unanimously approved. Andy and Tom will draft in the next week.

It has been difficult to complete expected work with quarterly meetings. Motion to move to bimonthly meeting. Unanimously approved.

Vice President Report:

Newsletter due- Fire hazards & No fireworks in the neighborhood

Noxious Weeds

New variance form

Secretary Report:

Website edits- take down the popup.

Double check field requirements on CCC complaint

Upload last meeting minutes.

Add filing specific complaints with a map

Historical document folder

Variance approval form to CCC email

Save the date for Annual meeting for Saturday, Sept 19

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Treasurer's Report:

Balance: Savings: \$4573; \$725 of that encumbered

Checking: \$2977

Paypal: \$118

Paid Deb to reimburse for BBQ

Awaiting Michelle's receipts

D&O insurance paid \$1401

Homeowner at 4341 Winding Cir was late to paying dues by 3 months. They refused the certified letter demanding payment of dues plus late fees. They went online and paid the \$25 but not the remainder. Question was how to move forward.

In response, HOA must do 2 of the following: send certified letter, post notice on home, alternate communication. Send them an updated Monthly document until it is paid.

The HOA did not message monthly, so it was recommended to attach late fees to next year's assessment.

Communication Plan:

The annual meeting needs to be shifted. The new date is Saturday, September 12. Ruth Holley Library reserved from 1 to 4 pm. Setup at 12. Come early to help with setup and to socialize.

ACC:

Request came in for a deck replacement, but she didn't realize that it needed to be permitted, so it was initially denied.

Moving storage containers: Covenant #8 states no temporary structures. What process is there for people to use them in cases of remodeling/flooding. Solution: create Variance form for homeowners to fill out

CCC:

There is a growing weed issue.

Old Business:

None

New business:

Check responsible governance policy regarding edits around foreclosure and write a policy on building a reserve fund. Hold a vote to approve the reserve policy.

The next board meeting will be:

Monday, August 17 at 6pm at Tom Z's house

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