

## **HOA Bluffs Meeting Minutes: July 16<sup>th</sup>, 2025**

**HOA Board Members Attending:** Jeremiah Johnson, Michelle Cordial, Tom Zwirlein, Deborah Williams, Tom Thorson, Vivian Patton

**HOA Members Attending:** Brad Collins and Andy Braunstein

Jeremiah called the meeting to order at 5:11pm. The minutes of the last meeting were approved with a minor revision. They will be posted on the website.

Jeremiah gave an update on the website:

- We have signed with GoDaddy for five years.
- All content has been restored.
- We can move forward with updating the design and content of the site.

**Treasurers Report:** Tom Zwirlein reviewed the current budget and provided an update.

**ACC Update:** Tom Thorson has received one request to approve a new roof. Andy then submitted two proposals for exterior changes to his property. The committee will review these new proposals.

**CCC Update:** Discussion that many yards need attention. With all the rain, weeds need to be managed more aggressively. However, the CCC committee cannot act on a specific property without a complaint from HOA membership. Michelle will send out another email to the HOA with a reminder.

**Garage Sale Update:** Deborah reported that eight HOA members have signed up for the Garage Sale on August 22<sup>nd</sup> and 23<sup>rd</sup>. Michelle will continue sending newsletters with the goal of increasing participation.

**Proposed Bylaw Revisions:** Jeremiah reviewed the earlier proposed bylaws (from prior year Board which have not been approved by the membership.) Jeremiah took the Board through his recommendations. There was much debate and agreement on what would move forward in preparation for the annual meeting in the fall.

- Jeremiah revised the working version of the bylaws and sent it to the board. This version of the bylaws will be reviewed at the upcoming board meeting.

Jeremiah adjourned the meeting at 7:40pm. The next Board meeting will be on August 13<sup>th</sup> at Deborah Williams home.