



The Bluffs Homeowner's Association Board Member Meeting

Date: June 1, 2022

President called the meeting to order at: 6:20 pm

Board members attending: Chris Patton, Laura McKee, Imi Mager, Lynne Stefonik, Linda Pacheco, Vivian Patton, Brad Collins

Guest: Bill Mager

Minutes: Passed with corrections with motion from Vivian and second from Linda.

Treasurer's Report:

\$75.00 was collected from new owner transfer fees

Checking account balance: \$4,163.53

Savings account balance: \$2,570.55

PayPal Account: \$372.00

Total Assets: \$7,106.08

Treasurers' report was motioned and seconded for acceptance by: Vivian and Linda

Read this month's Agenda

D&O Insurance will be reviewed

The following residents have expressed interest in serving on the HOA Board: Robert Pacheco, Renee Franks, Nick Chavarria, and Tom Zwirlein

The location for the neighborhood barbecue and Annual Meeting will be the **American Legion Post 209, 3613 Jeannine Drive, 80917**

Packets will be given to new neighbors.

ACC report: No report

CCC report: No report

Old Business: The Board hopes to create a committee of 5 volunteers to review and polish our Bylaws and Rules and Policies. These members will be recruited at the Annual Meeting. Vivian will advise this committee.

Read next month's Agenda from the Time Line:

Remind residents that vehicles and trailers may be stored in the Bluffs area from May 1 to October 1.

Review ACC and CCC forms.

Welcome packets for new neighbors should be delivered.

New business:

The Board discussed the issue of management of wildlife in the Bluffs Area. The actions of trapping squirrels and feeding wildlife were discussed. After discussion, mediation was determined to be the best way forward with the residents who are concerned about this.



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. (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 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.

A copy of the minutes, treasurer's report, ACC & CCC Request forms should be saved online or in the appropriate notebook.

Approved minutes should be posted on the web site.

The board approved by consensus the actions and activities of the ACC and CCC committees. No actions.

The next board meeting will be held: Monday, July 11, 2022, 6:00 pm, at Lynne's house,
4450 Winding Circle.

Meeting adjourned by consensus at: 7:45 pm.

Respectfully submitted,
Lynne Stefonik
HOA Secretary