



The Bluffs Homeowner's Association Board Member Meeting

Date: 5/15/2024

Tom called the meeting to order Vivian seconded: 6:12

Board members attending: Renee F, Tom Z., Vivian P., Michelle C., Imi N., Robert P.

Michelle motioned to approve April minutes

Treasurer's Report:

Balance of \$8,709.47 as of 5/15/2024 checking and savings. \$100 left in PayPal.

ACC report:

Richard and Evelyn are having stucco re-finished. Tom Approved.

CCC report:

Truck is parked on gravel that is not registered.

Old Business:

- Newsletter:
 - Add a blurb to newsletter about not parking and possibly aggressive dogs. Michelle is going to send
 - Be a good neighbor and put trashcans away. Some filings contain rule the following rule to see if your home is under this rule, please view the website and hide your trash cans from view
 - Chris should talk in detail about the by-laws bringing our HOA into compliance with new Colorado State Law. We will be voting on them at the annual meeting. Follow up newsletter with proposed change to by-laws to allow the community to become familiar with the changes prior to voting.
 - Include a request of interest from community members who want to be part of a community garage sale; to be held after Labor Day. One day on a Saturday.

New business:

- **Facebook** a community member Crystal S. would like to start a FB Page. After discussion the boards members felt that there is too much liability and our resources are too limited to manage a community FB page. Tom will discuss the outcome with her.
- **Elections**

- Vice President is open
- Another person for ACC
- CCC Chair
- Linda up for re-election
- Imi is retiring

Email all of the board for who is up and who wants to stay and who wants to go hear back before we send out the newsletter.

Imi motioned that the meeting is adjourned. Michelle seconded all approved. Meeting adjourned 7:24 pm

The next board meeting will be held: 6/19/2024 Imi's House