



HOMEOWNERS ASSOCIATION

The Meeting of the Bluffs HOA on September 2, 2026 was called to order at 6:02 pm

Attendees: Michelle Cordial, Lorraine Thorson, Tom Thorson, Tom Zwirlein

HOA Members: Doug Klenovich, George Fiedler, Renee Franks, Bruce Feldmeyer

A review and summary of Filings 1 and 2 actions to withdraw from the Bluffs HOA.

1. Both filings 1 and 2 have circulated petitions to withdraw from the Bluffs HOA.
2. Jeremiah Johnson signed the petition for filing 2 as an HOA member and then certified the petition as president of the HOA. He then filed the petition with the county clerk and recorder's office. The certification was not authorized by the board.
3. Andrew Gilbert signed the petition for filing 1 as an HOA member and then certified the petition as chair of the CCC. He then filed the petition with the county clerk and recorder. The certification was not authorized by the board.
4. The board had no knowledge of filing 2's actions until the petitions were delivered to the board vice president after they had been filed with the clerk and recorder. Andrew Gilbert informed the board at the August 17 board meeting that members of filing 1 were being contacted to solicit signatures on a petition for filing 1 to withdraw from the HOA.
5. In response to the actions noted above, the board will seek legal counsel to clarify important issues before proceeding to determine whether the Association's governing process was followed. The board approved the cost of an initial consultation.
6. Recently, members of filing 1 verbally shared potential CCC violations with a board member. Former president, Jeremiah Johnson had directed the board to take no CCC action unless a suspected violation was formally filed through our website by a member. Since no member had filed a written report of a violation, no actions have been taken for a long time.
7. During discussion with the attending members, the board became aware of several items of note. 1) Some members are uncomfortable with voting at the annual meeting by raising hands and would prefer to use secret ballots at annual meetings. 2) Andrew Gilbert arrived at a member's home and interrupted their dinner on the deck. He sat down and was told to leave three times. He was finally forcefully directed to leave. The members declined to sign the petition. 3) Renee stated she does not support HOAs.
8. An email will be sent to all members following the legal consultation.

Actions

1. A motion to remove Andrew Gilbert from the board was seconded and approved unanimously.
2. Motion to approve Lorraine Thorson as CCC chair was seconded and approved unanimously.
3. Motion to reimburse Michelle Cordial for summer BBQ and Constant Contact emailer was seconded and approved unanimously. Michelle recused herself from the vote.
4. Due to present circumstances, the annual meeting of all members will be postponed from September 12th to a tentative date of October 24, 2026. Details will follow in an email from the board.

ACC actions

A deck replacement was unanimously approved at 4540 Whispering Ct. after an application was made for a building permit.

The board will hold an executive session to prepare for a legal consultation on September 3, 2026, at 2:00pm. Motion to adjourn at 7:45 pm. Thank you, attending members for your interest and participation.