

The Bluffs Homeowner's Association Board Member Meeting

Date: 7/18/2023

President called the meeting to order at: 6:45 pm

Board members attending: Nick, Tom, Imi, Bob, Vivian, Chris, & Renée

Tom requested that the sentence about George receiving a letter about a property that had not date be deleted from the June minutes.

Nick motioned to approve the minutes; Imi seconded; all approved.

Officers Reports

Treasurer's Report:

Wrote a check for the attorney \$4,708.41. Have a new insurance provided USLI. The new cost is \$1309 and the broker is in town. Coverage is the same.

ACC report:

Nothing to approve.

CCC report:

Received an email that there is rock on the sidewalk the addresses given in the email do not seem to be accurate. There does not appear to be a problem. For the properties with the weeds which were discussed in the June meeting, a board member questioned if we contact the owners before contacting the city as they seem to be rented properties. For example, 4408 Winding Circle is owned by an LLC and presumably rented to its occupants.

The reporting party who emailed the board with complaints about weeds was told that they need to file a formal complaint with the HOA board and where the appropriate forms were located. The CCC committee reported that the homes this member reported as "a disgrace to walk and drive by" have no significant difference from other homes on the street. Detailed guidelines are not given for landscaping anywhere in the HOA documents.

Since city code has changed to allow chickens so we now allow chickens.

Fire department will send a rep to will come and discuss fire mitigation and once a year will chip your wood.

The board is unable to act unless there is a formal complaint.

Vivian motion to approve reports, Tom seconded, all approved.

Old Business:

- Chris is taking check to lawyer. Bylaws and responsible governance policy then go through with code and board revises and approves.
- Adding trash collection matrix to new
- Annual meeting Nick started looking for a venue a couple of churches that might let us meet.
- Maybe if someone can contact the American legion who has a connection there to see.
- Need to use the mic system.
- Imi had emailed with Brad we had switched to Wednesday, Tuesday and Thursday is bad for Brad.

New business:

The next board meeting will be held: Aug 16th at 6:30 at Imi's house

Nick motioned to adjourn; Tom seconded; all approved 8:05 pm.