

The Bluffs Homeowner's Association Board Member Meeting

Date: 7/17/2024

Chris called meeting to order 6:38 pm

Board members attending: Renee, Imi, Vivian, Brad Linda Michelle Bob Chris

Minutes from June change the date of the next meeting. Linda moved to accept meeting Michelle 2nded all approved

Officers Reports

Treasurer's Report:

Not in attendance.

ACC report:

Closing on winding have not been able to get a hold of the new owners. Approved new fencing of a member. Got a notice on Avondale that Chris A. wants solar panels no need to approve because city ordinance allows for solar panels.

CCC report:

Michelle: was asked to write a letter of people who back up to Murray about their fencing. The member came up with a solution and the CCC doesn't like the solution as it does not fix the bottom of the fence being so high above the ground after erosion. The members put rock on the outside of the fence but the fence is above the ground and it is washing out stuff from the backyard onto the sidewalk.

The truck on Winding is not breaking HOA rules but might violate city code. We cannot charge for breaking a city code. Action: CCC will send a letter about formal complaint made about the truck.

Old Business:

Responsible Governance Policy

Bob: Do we uphold the new policies from the lawyer or the old?

Vivian section II

Violations they have 72 hours to resolve the violation and then it states that there is a 30 notice these contradict what is the difference between 72 hour remedy and 30 days notice

The bylaws changed two years ago are still in the bylaws and need to be voted on at the next annual meeting.

Are the fees set by the state law or what the lawyer is recommending based on her experience with other larger HOAs?

Ask the lawyer to highlight the changes and variances from state law eg fees and include what is her recommendations. Chris will ask for clarity on what is based on CO law vs. Lawyers opinion/recommendations.

Elections:

Positions Open

VP

CCC Chair Michelle wants to chair and Linda will be member

ACC Chair & Member (Imi & Brad)

President Open

Send out email with just open spots for election

New business:

Imi: Annual meeting need to decide what to serve for food. The board gave her approval to choose the meal based on budget discussed at prior meeting.

Motion to adjourn Bad at 7:45 Vivian seconded all approved

The next board meeting will be held: