



The Bluffs Homeowner's Association Board Member Meeting

Date: July 6, 2021

Sally called the meeting to order at: 6:48 pm, in her home.

Board members attending: Sally Maddocks (pres), Bill Mager (vice pres), Lynne Stefoniak. (secretary), Vivian Patton (acc), Imi Mager (acc).

The last month minutes were motioned and seconded for approval by: Vivian and Sally

Treasurer's Report:

Checking Account Balance: \$4,126.44

Savings Account Balance: \$2,564.46

Total Assets: \$6,690.90

Treasurers' report was motioned and seconded for acceptance by: Sally and Bill



Read this month's Agenda from the Time Line:

(Welcome packets?)

The Board insurance should be renewed.

New Board members should be recruited.

Newsletter should be sent out in July, with the date of the Annual Meeting and Barbecue: September 26, 2021, 4:00 pm, Sally and Nathan's driveway. Elections will be held at this time.

The newsletter should also contain a reminder for residents to trim dead branches and pull weeds in front of their house. Garbage cans should be kept on the side or back of the house.

The Bluffs garage sale will be on September 10 & 11.

CCC report: No report

ACC report: A resident's plans for solar panels were submitted as a courtesy to the HOA.

Old Business: A trial date of January 22, 2022, is set in Federal Court in Colorado Springs to determine the future of the cell tower. Both sides are asking for a summary judgement.



Read next month's Agenda from the Time Line:

Board insurance needs to be renewed.

Preparations for the Yard Sale and the Annual Meeting/Barbecue continue.

New business: District #11 will be invited to speak at the HOA Barbecue/ Annual Meeting.

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 WITH THE SECRETARY**

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 the ten (10) 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.

Secretary: Post the approved minutes of the previous month on the web site.

The next board meeting: Wednesday, August 11, 2021, 6 pm, at Sally's house.

Meeting adjourned by consensus at: 7:23 pm

Respectfully submitted,
Lynne Stefonik
Secretary