

The Bluffs Homeowner's Association Board Member Meeting

Date: 6/20/2023

President called the meeting to order at: 6:40 nick seconded

Board members attending: Chris, Nick, Tom, Vivian, Imi, Renee, Michelle

Vivian would like to add that Pathlight is a management company on the May meeting minutes.

Vivian made a motion to accept Toms revisions to the May minutes; Michele seconded the motion; all approved.

Officers Reports

Treasurer's Report: Tom emailed the treasurer's reports. There is one property that is not current and that property is currently vacant. The owners passed away and it is suggested that the home will be up for sale shortly. Tom has indicated that several members have dues that have been pre-paid and should not be included in this year's budget and should only be included for the years they were intended for.

Vivian made a motion to accept the treasurer's report; Michelle seconded the motion; accepted all approved

ACC report: Resident that wants greenhouse is on hold for now.

Approved back yard fence on Winding

Martin S. wanted to put retaining wall in front of house; there is no need for approval as the wall is less than four feet.

Debra Allen lawyer summary report from 2014 was mailed to George there is no date on it.

Ask Debra how long we have to keep documents.

Vivian said welcome letter says major landscaping projects need to be approved. She would like all major landscaping to be approved by the board.

Can we have someone from the Police department come to the annual meeting to come and discuss community watch?

CCC report:

Got a complaint letter from a resident about two residences in the neighborhood with weeds. The city code is 9". Suggested that we included a reminder in the news letter that

the city code limits weed height to 9". Suggested that the HOA send a letter to the resident(s) about the weeds.

Action: send an email remind, need to prune, etc

Old Business:

Lawyer: The city code is the base and the covenant cannot be less than the city code; they can be more strict. Responsible governance policy is the method in which we reinforce our rules. Bylaws partner with article of incorporation policy is how we operate the HOA.

Responsible governance policy allows for charging late fees with the new CO laws the lawyer will include the new law in how we are able to charge interest late fees payment plans etc.

It is \$750 to re-write the bylaws to be cohesive with the governance policy.

Once the legal verbiage from new codes we will have to go through the covenants and make sure that they are synchronized. We will have to then change the bylaws and the members need to vote on the updated bylaws.

Suggested that a letter be sent to the members about the revised bylaws on they they were changed, e.g. aligned with new CO law. Send out multiple emails and communication on why they need to change.

It will be \$2,250 for governance and bylaws to be updated.

Tom made motion to update governance and bi-laws. Nick seconded the motion. Unanimous passing.

We need to work on revising the covenants and the welcome letter.

New business:

- Annual meeting needs to be planned
- Everyone for next meeting bring an article or piece for the newsletter
- Nick will call around to some churches last two weeks of September
- For the last couple of weeks there have been fireworks
- Each committee needs to come up with a short article
 - Chris welcome
 - Nick annual meeting natural pest repellents
 - Tom treasurer report not feeding deer
 - Imi Mosquito

The next board meeting will be held: July 18th tentatively 6:30 at Vivian's house

Chris called adjourn the meeting at 8:03; nick seconded all approved.