



The Bluffs Homeowner's Association Board Member Meeting

Date: November 8, 2022

Call to Order: 6:09 pm

Board members attending: Chris Patton, Laura McKee, Renee Franks, Imi Mager, Lynne Stefoniak, Vivian Patton, Linda Pacheco, Robert Pacheco, Michelle Cordial

Approval of Minutes: Vivian moved and Imi seconded the motion.

Treasurer's Report: The checking account balance as of November 6, 2022, is \$3,562.01 and the Savings account balance is \$2,571.21.

Treasurers' report was motioned and seconded for acceptance by: Lynne and Michelle.

Lead this month's Agenda from the Time Line:

Secretary- Information from Board Members to post on the Website was discussed.
Information for email(s) to HOA residents was collected.

Treasurer- Dues? 22 residents have not paid 2022 dues. An invoice will be sent to all residents for 2023.

ACC- Welcome Packets: Vivian has created new welcome packets for new HOA residents. These will be complete by January, 2023.

CCC report: All trailers and recreational vehicles in the Bluffs area have been stored for the winter months.

ACC report: No report.

Old Business: Cell Tower: The area around the Cell Tower has been fenced in. A building and a larger area are planned. The access road will be paved with approval of residents in that area. The Bluffs City Council Member will be contacted to get more information on the cell tower.



Read next month's Agenda from the Time Line

Send emails to HOA residents: Needed information was listed by Board Members.
This email will be sent in the following days.

New business: ~~It was suggested that the Board consider working to modify the HOA Covenants to distinguish between different kinds of recreational/utility trailers.~~

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: ~~Save a copy of the minutes and treasurer's report in the binder.~~

File ACC Request forms and building plans in the binder.

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

**The next board meeting will be held: December 13, 2022, at Vivian's house, 4570
Whispering Ct., 6:00 pm. Board Members are asked to bring an hors-d'oeuvre.**

Meeting adjourned at: 7:30 pm.

Respectively submitted,
Lynne Stefoniak
HOA Secretary