

## The Bluffs Homeowner's Association Annual Meeting

Date: 9/30/2023

Welcome from the President, with summary of the meeting Agenda.

Two representatives from the fire department presented fire mitigation techniques to the members in attendance.

Prath from D11 provided the members with an update on D11 school district, the success they have had since taking office and some of the challenges our community schools are facing.

### Officers Reports

**Treasurer's Report:** Tom reported the expenditures of the year as well as the balances in the banking accounts. Chris explained the rationale of the board in hiring an attorney.

**ACC report:** Imai expressed concern that not all members have been going through the approval process and that there has been at least one homeless encampment has been identified on the trail that runs through the community; reminded everyone to stay vigilant.

### **CCC report:**

Nick and Michelle reminded the members in attendance about weeds and over grown shrubs. Nick let the members in attendance know that we would like to form groups of volunteers to help anyone in the community who is unable to weed and/or prune shrubs and trees.

### **Secretary**

Renee let everyone know we would like their input on the newsletter and that anyone can contribute or provide ideas for the newsletter. Asked to email the board for ideas on articles. Reminded everyone to tell neighbors to check spam folders and to add emails to their address books so emails don't get caught in spam filters. Andy requested that news letters be printed for members who do not have access to computers. We will do our best to print copies of the quarterly newsletter to members who do not have access to computers.

### **New business:**

A resident asked what we can do about a problematic rental property. Chris asked the member to attend the next board meeting for further discussion so that we can see if we can address the members grievance.

George motioned to nullify the amendment the residents voted on last year in regards to assessments. Lynn seconded the motion. They expressed concern that leaving the amendment as is, contradicts the bylaws and that it should be nullified. After much discussion with members there was no vote as the members has already voted and the decision stands.

Meeting ended at 6:17