



The Bluffs Homeowner's Association Board Member Meeting

Date: 5/16/2023

President called the meeting to order at: 6:36, Nick Seconded

Board members attending: Chris P. Tom Z., Vivian P., Michelle C., Imi N., Nick C., Brad C., Renee F.

Treasurer's Report:

Tom, Chris, & Laura went to the bank and added Chris & Tom to the HOA bank account.

See treasures report for details there is about \$9k in the account.

\$1,500 of the current balance is for people who have pre-paid in future years and will not be spent until the year the payment is associated with.

Payments were made for website hosting, and supplies of paper, stamps & envelopes.

April started with 41 unpaid HOA members for 2022 and 6 members who were 2 years in arrears. Currently, there are 4 unpaid members. Tom is working to contact these members.

Notice from Insurance company about Directors and Officers insurance policy. The policy expires in July and pricing may change. Tom is going to contact an HOA member who sells insurance to see if we can get a quote for D&O or a recommendation on a broker who can assist in shopping around for a new policy to get the best rate. The current broker is in Centennial. Tom is going to shop around for someone local with better rates.

There are several issues in the by-laws that need clarification. The board will look into these issues.

Chris is in contact with an attorney who specializes in HOA by-laws and covenants. The board is looking into revisions to the by-laws and covenants to comply with recent changes to city and state laws regarding responsible governance of HOA's.

Read this month's Agenda

ACC report: One member wants to put up a greenhouse. The only neighbor who sees the member's back yard where the greenhouse will be built opposes this structure.

CCC report: Nothing to report.

Old Business: Vivian wanted to know what Pathlight Property is. Tom took care of notifying the company.

Action: Capitalize Pathlight in minutes

Vivian has requested that Full names & addresses be included on all board meeting minutes uploaded to the HOA website. After discussion on privacy, it was decided that first name last initial would be sufficient when referencing HOA members.

Action: Add Collin S had backyard work Jeremiah J. to last month's ACC Update.

Lawyer Update Chris spoke to George going to have a meeting with lawyer to discuss fee structure & what she is going to do.

Security certification error has been fixed & is no longer a problem.

SB 23 has been defeated.

Lorraine moved to approve minutes with corrections Nick second all members approved.

New business:

- Community Garage Sale
- Possible newsletter items
 - Don't feed the deer
 - Treasurer's report
 - Looking at bi-laws changes
 - Garage sale
 - What's going on in the city? County? State? Things to do?

The next board meeting will be: June 20, 2023 at Michelle's house 6:30

Vivian motioned the meeting be adjourned and Michelle seconded. Everyone approved. Meeting adjourned at: 8:05 pm.