

Bluffs Homeowner's Association

August 13, 2025 Board of Directors Meeting

Attending: Jeremiah Johnson, Jenna Johnson, Vivian Patton, Mike Brown, Tom Thorson, Deborah Williams, Michelle Cordial, Tom Zwirlein; Members: Brad Collins

The meeting was called to order at 6:05pm. The amended minutes were approved.

President's Report. Jeremiah presented several changes to the proposed bylaws that were revised at the prior meeting. One issue was to add a section regarding HOA members rights to appeal an action. This article was approved for addition. The second item was a section in article XIX related to the procedure if an individual filing voted to terminate covenants. If this situation ever occurred, the filing would be removed from the HOA. Tom Z expressed concern that if a filing ever left the HOA an additional financial burden would be placed on the remaining members. In addition, what happens if members with outstanding financial obligations leave the HOA. Despite these concerns the section was added. The board also revised the threshold percentage for a quorum at all meetings of the full membership from 30 percent to 25 percent.

Vice-President's Report. Michelle reported statistics on several weekly news items she had sent to members over the past month. Michelle will be sending another news item on the annual garage sale.

Treasurer. There was no report from the treasurer since no cash had come in and no cash had been dispersed. Tom did report a home sale at 4310 Winding Cir. The new owners are Victor Cano and Kimberly Sue Deck. Welcome them to the neighborhood if you see them.

Architectural Control Committee. Tom T reported on action of the ACC committee. Two house painting (color selection) applications were approved. One metal carport addition to a lot was not approved since it does not fit with the general feel of the community.

Covenant Compliance Committee. Members of the committee met with one member about weeds in their front yard. This situation was resolved. A new complaint was filed regarding a noxious weed (Mullein) reported in a member's yard. Per the Colorado Department of Agriculture, "**Common mullein** is a biennial forb native to Europe and Asia." This plant is considered a noxious weed in Colorado. The flower at the top can produce from 100,000 to 250,000 seeds per year. Members who have these weeds in their yards should immediately cut the flowers from the top before seeds can spread. The entire weed should be removed. Please see the attached fact sheet on this noxious weed.

The Annual Meeting of the Bluffs HOA is tentatively set for Sunday, October 26, 2025.

The next meeting of the board will be September 17, 2025 at 6:00pm at Deborah Williams home. The meeting was adjourned at 8:05pm.