

**Southern Bluffs HOA Meeting
November 21, 2020**

Call to Order—Robert called the meeting to order at 9:06.

Present and Introductions

Robert, Bill, Karen, Roger, Pat (Telephone)

Welcome

The Board welcomed Roger as the newest member.

Approval of the Agenda

Bill made a motion to accept the proposed agenda. The motion was seconded by Karen and unanimously approved.

Approval of Minutes

Karen made a motion to accept the minutes from November 14, 2020 meeting. The motion was seconded by Bill and unanimously approved.

Summary of November 14, 2020

Robert gave a summary and review of agenda items from November 14, 2020 meeting.

Status Updates

1. Budget-HOA currently has sufficient funds to meet all obligations.
2. ARC-Pat needs lot numbers or addresses to charge fees on undeveloped and developed lots. It was recommended that information on impact fees be included in the title company packets. Pat stated she will include information on impact fees in the packets given to the title company.
3. Clubhouse-The clubhouse is currently not in use due to Covid-19 restrictions, thus is not generating any income.
4. Website-Robert gave a report on the website.

Public Comment—There were no visitors.

Old Business

1. Landscape RFP—There was an explanation and discussion of the contract proposal including cost for service, repairs, and audit by Jennifer and Edwin Wood.
 - Jennifer and Edwin recommended installing a separate meter to monitor sewer water as a cost saving measure. The board agreed with the proposal.
 - There was a discussion of planting flowers by the guardhouse. Tanya has been planting the flowers, apparently at her own expense.

-Bill made a motion to accept the landscape proposal from RFP. It was seconded by Robert, and unanimously approved. The Board discussed the timing and schedule for payment, and concluded that the Board will determine the schedule for payment.

2. CC&Rs Restatement and Amendment has been abandoned.
3. Bylaws (Resolution)--Board member signed the Bylaws adopted by the membership.
4. Responsible Governance Policies (Resolution)--Board members signed the Responsible Governance document adopted by the membership.
5. Street Maintenance—Robert reported we currently have a bid of \$15,000 for repair and resurfacing of L Way. Karen suggested that we contact the city for additional proposals. There was a lengthy discussion of impact fees and budgeting for street maintenance. The Board agreed to search for additional contractors assuming that the current bid will still be valid at the end of the year.
6. The Board discussed the maintenance of the entry station (guard shack repairs). A decision was put on hold.
7. Snow Plowing—Robert reported that we have used Wood as needed in the past. It was unanimously agreed to contract with them to plow if two inches or more of snow.

New Business

1. Appointment of Officers: The Board members signed a resolution appointing Robert Stump as President; Karen Sheek as Vice President; and Pat Rule as Secretary/Treasurer.
2. The Board agreed to meet quarterly in 2021 on the second Saturday of each month at 9:00 a.m. in March, June, September, and December.
3. The Board discussed security issues and street lighting. It was decided to send an email to all residents reminding them of the need to be vigilant.
4. Legal Counsel—Robert reported the current counsel is retiring, so we will need to find new counsel. Roger volunteered to search for local attorney.

Adjourn

The meeting was adjourned 12:16 p.m.