

DRAFT - Southern Bluffs HOA Board Meeting
November 18, 2021, 3pm

Board members present: Karen Sheek, Vice-President (Presiding), Sally Planalp, and Roger Fulks. Not in attendance, but proxies recorded: Bill Marty and Greg Felsen. Several owners were also present.

The first item of business was the proposed increase in dues for 2022. Sheek presented the Board's justification, in short: that dues have never been increased since the HOA started in 2002; the budget for 2021-2022 was based on projected income of \$40K with projected expenditures of \$62K, which is not sustainable; deferred maintenance has caught up with the HOA (streets, repairs to buildings, landscaping, etc. – see list on map presented by Eberhart at the Oct. 2 membership meeting); prices have increased for almost everything since 2002. Planalp moved that the dues be increased from \$30/mo. to \$45/mo. for houses and from \$10/mo. to \$15/mo. for lots without houses in the developed area. Fulks seconded. The motion passed unanimously by Board vote, including proxies.

The second item of business was the proposed late fee for HOA dues in arrears. Currently there is no penalty for failing to pay dues. Planalp moved that a late fee of 18% per annum (1.5% per month) plus a \$20 administrative charge be added to HOA dues in arrears beginning in 2022. Fulks seconded. The motion passed unanimously by Board vote, including proxies.

There was additional discussion of how to express the HOA's gratitude to Steve Eberhart and Buford Greenfield for their 4+ days of work on the streets to prepare them for crack sealing. Planalp moved that they be given gift certificates for use in Cortez businesses (to be bought by Karen Sheek). Eberhart would receive \$250, and Greenfield \$100. Fulks seconded the motion, and it passed unanimously.