

Southern Bluffs Owner's Association
Annual Meeting, June 12, 2021
Southern Bluffs Clubhouse

Minutes Approved 10/2/21

9:00 am—9:30 am—Sign in and social

9:35 The meeting was called to order by President Robert Stump

Introductions

1. Board and Status of Directors' Terms
Robert and Karen terms end
Pat would like a replacement
2. Architectural Review Committee
Steve introduced the committee
3. Owners, New Owners
Michael and Katrina Weiss
Alice ?

Reading of Proxies

Robert read the names of those present

Quorum Determination

1. 242 total votes represented
50 eligible votes present including proxies
2. Quorum

Approval of Minutes from November 14, 2020 Owner's Meeting

First - John

Second - ?

Unanimously approved

Reports and Status updates:

1. Financial Report-Chuck Forth
 - a. Explained his duties, etc.
 - b. Presented Balance sheet of May 31, 2021
Explained uncollectable dues—Will adjust down \$1000
Over budget on lawn maintenance and utilities
Over on total budget
Questions/Explanation
Most questions focused on street maintenance – Robert explained total costs would be around \$50000-\$60000
 - c. Karen explained possibility of increasing fees on clubhouse.
 - d. Karen answered question why the streets are not maintained by city.
 - e. Robert explained need to maintain streets by HOA and answered question about current contract
 - f. Robert commented on proposed budget items and answered questions about current and proposed budget.
2. Budget
First - John
Second - ?
Discussion and corrections on date
Unanimously approved
It was agreed that we should include in next meeting a discussion of increasing fees.
3. Architectural Review Committee
 - a. Steve gave a report
Homes built
Under construction
Unbuildable
(See handout)
Answered questions

- b. There was a discussion about the authority of committee and board Mickey Rule questioned the authority the committee and board to change CTRs and restrict contractors
 - c. John suggested to avoid a major rift that major architectural issues should be voted on by the entire membership. The two major issues were metal siding and landscaping.
 - d. Robert recommended getting the opinion of members present on metal siding that was apparently one of the major issues. Several comments.
 - e. It was suggested we have a special meeting to discuss the issue of metal siding and other architectural committee matters.
 - f. We had a straw vote to determine membership opinion on metal siding. It was a non-binding vote to give board direction for a special meeting. Vote was 18 to 5.
 - g. It was decided board develop and send out a survey on metal siding and roofs and street lights and other matters.
- 4. Discussed restrictions on campers and trailers and improvements.
 - 5. Street maintenance
 - a. Board agreed to arrange a contract for street maintenance.
 - b. Steve said he would burn weeds and asked if anyone had the right equipment.
 - 6. Clubhouse – Manager
 - a. Robert said clubhouse use has increased and there is a need for a clubhouse manager. Asked for volunteers and recommendations. Explained how expenses are paid. Noted we need to adjust sprinklers when groups are using clubhouse.
 - b. Also need to adjust sprinklers to conserve water. Responsibility of landscaper (Woods).
 - c. Robert reported web site is up and running.
Southern Bluffs HOA.com

Old Business

- 1. By-laws amendment – Sec.8.04
Suggested amendment presented
John moved to adopted proposal/proposition
Linda seconded
Passed and will be placed on agenda for vote at the next meeting
- 2. John suggested revising and amending proposal.

New Business

- 1. Board Term Elections
 - a. Robert's seat – 3 year term
 - b. Karen's seat – 3 year term
 - c. Pat's seat – 2 years remaining by board appointed
 - d. Sally expressed interest in replacing Pat.
- 2. Nominations
 - a. Bill nominated Robert and Karen. Roger seconded.
Both received twenty-four votes.

Member Comments

- 1. John made comments and suggestion for increasing dues to build up reserve funds. He suggested incremental increases in dues related to property values.
20% each year for the next three years
The proposal was tabled for a future meeting in October.
- 2. Trailers on street
- 3. Speeding

Adjournment, 11:57