**Agenda for SBHOA Meeting October 8, 2022, 9-10am**

Our agenda for this meeting is short, leaving time for Donuts and Social Time. Plan to stay after the business meeting to meet and chat with your neighbors. We are providing donuts, fruit and some beverages. Small donations to cover expenses would be appreciated. Proxies are available on the website, southernbluffshoa.com.

1. Call to Order
2. Announcement of Vice President Vacancy — Duties and Responsibilities (see below)
3. Update on the Streets
4. Committees (see below)
5. Members Only section on website (see below)

~11 am: **Board Meeting** to sign off on 2022 Colorado HOA laws and vote on appointments for President and Vice President positions. Open to members.

**Update from the Southern Bluffs HOA Board, September, 2022**

If you missed our earlier update before the June meeting, please check southernbluffshoa.com.

**Streets**: The Board has contacted the City Manager recently to find out if the new City Attorney has made a decision about votes needed to transfer the streets. A letter was sent several months ago by the SBHOA attorney making the legal argument that it should be 67% of owners based on SBHOA CCRs and Colorado law. We recently received a call from the new City Attorney. He has been busy trying to get up to speed and has assured us that he will review our lawyer’s correspondence, gather background information, and get back with us soon.

**Maintenance**: A lot of maintenance work has been accomplished since the last update, thanks to Steve Eberhart and other volunteers. The parking lot at the clubhouse was repaired and striped. Lighting at the parking lot was fixed. Work continues on the streets throughout the subdivision, including weed removal and spraying. Damage to the clubhouse wall was repaired, and work was done on the Clubhouse west entrance door which is only used for emergency purposes. Clubhouse filters were changed and lighting checked. We continue to seek bids on maintenance items throughout the subdivision.

**Landscaping**: Volunteers did the following work: Invasive trees and bushes along fence lines were removed. Large thistles were cut down and dug out. The shrubs around the clubhouse were trimmed twice, with overgrown vines cut back. Cedar fence repairs were made. Mowing of weeds/brush throughout the subdivision for fire control has been scheduled. Preliminary work was done on the island in Bluffs Blvd and will be continued. Litter removal and vegetation trimming are ongoing.

**Collections**: The Board continues to pursue collections on delinquent owners with advice from SBHOA attorneys. The HOA carries a statutory lien on properties in arrears so that when any property sells, the HOA can collect fees in arrears. In the meantime, the next step is to take delinquent owners to small claims court, which the Board plans to do. Owners who are in arrears can save the Board a great deal of time, effort, and money by paying their dues, but we feel that we must take these measures in fairness to all the other owners who pay faithfully.

**Call for Board Member**: Regrettably, due to increased responsibilities at work, Greg Felsen will be resigning from the SBHOA Board. The Board fills vacancies for unexpired terms, and Karen Sheek is willing to step in as President, leaving the Vice-Presidency open. Elections for Secretary, Treasurer, and Board Member will be held at the June 2023 Member Meeting; those for President and Vice President at the June 2024 meeting. All are three-year terms. Full descriptions of Board Responsibilities can be found in the Bylaws (Documents at southernbluffshoa.com).

The Vice-President shall, in the absence of the President or in the event of his/her death, inability or refusal to act, perform all duties of the President, and when so acting, shall have all the powers of and be subject to all the restrictions upon the President. The Vice-President shall perform such other duties as from time to time may be assigned to him/her by the President or by the Board.”

Please consider serving as Vice President. We believe that we have a very collegial and competent Board, and a new member would be welcomed and appreciated.

**Call for Committees**: At the end of the June 2022 meeting, there was discussion of the many tasks and responsibilities involved in making the HOA work that go beyond what the Board is able to do. We need volunteers to take responsibility for some of the work! A variety of sign-up sheets for committees were made available at the meeting, but by the end many members had already left. Below is a brief description of possible committee responsibilities and HOA members who have volunteered so far. Please join us in our efforts to take care of our shared home! Email secretarysbhoa@gmail.com or sign up at the meeting to volunteer!

* **Welcoming Committee:** Welcomes and orients new residents to the HOA and to Cortez (if from elsewhere); also provides materials and discusses important rules and responsibilities for HOA members.George Cheney & Marilyn Zion are assembling materials; they could use another person.
* **Landscaping Committee**: Solicits bids for landscaping services (including irrigation and snow removal) and makes recommendations to the Board; coordinates with landscaping and related providers (currently Wood Landscaping and Advantage K-Lawn) about services and questions, monitors landscaping needs, and solicits additional volunteers for landscaping work (e.g., replacing conventional grass with low-water alternatives in certain areas).  George Cheney has been building a data base on providers and will continue with that, sending out inquires, as well performing other select tasks in common areas. Tanya Wilhelm manages the flower beds near the entrance. Others who have expressed interest in helping with landscaping include Jann Margeson, Brad Ray, John Sheek, and Marilyn Zion.
* **Fire and Safety:** This is a newly-proposed committee; no current volunteers.
* **Social Committee:** Plans and coordinates social activities outside of regular meetings. Julia Buff has volunteered; could use help.

We now have a “**Members Only”** section of the website located at the upper right corner. The password is “LoveTheBluffs!” ***Please do not share*.** Documents disclosing income and expenses for June 2021 to May 2022 will be posted (as requested at June 2022 meeting), and quarterly updates added as available.

Finally, a **repeated plea** to those who received this notice in the mail. If you would like to receive all notifications by email, please email secretarysbhoa@gmail.com indicating your permission to do so. We encourage residents to share their emails — and promise to keep them secure — as it saves us all money and our Secretary a lot of time when it comes to posting meeting notices and agendas and getting other information to subdivision property owners.