

Agenda for Member Meeting, June 22, 2024, 9AM, Clubhouse

1. Brief Introductions of HOA Members
 2. Approve Minutes of June and December 2023 minutes
 3. Election of Board Members – Sheek (serving as President, willing to continue) and Elliott (Board Member, willing to continue)
 4. Request for Members to Serve on ARC
 5. 2024 Budget
 6. Proposed Changes in Bylaws:
 - a. Change to calendar year budget: **Section 9.02 Fiscal Year**
“The fiscal year of the Association shall be from ~~June 1st to May 31st~~ until changed by Amendment to these Bylaws subject to applicable law.”
Change to: “The fiscal year of the Association shall be from **January 1 to December 31** until changed by Amendment to these Bylaws subject to applicable law.”
 - b. Change to dates of meeting (assuming fiscal year above): **Section 3.02 Annual Meetings**
“Two annual meetings of Members shall be held each year on or about the second Saturday in ~~June~~ and the second Saturday in October....”
Change to: “Two annual meetings of Members shall be held each year on or about the second Saturday in **February** and the second Saturday in October....”
 - c. Change to Number of Board members: **Section 4.01 Number, Qualifications and Election**
“The affairs and business of this Association shall be managed by a Board of Directors (the “Board”) consisting of ~~five~~ persons.....elected at the ~~June~~ annual meeting.”
Change to: “The affairs and business of this Association shall be managed by a Board of Directors (the “Board”) consisting of **5 to 7** persons.....elected at the **first** annual meeting.”
- Procedure for Change:** One meeting is required (with quorum: 115 members at 30% = 35) at which the proposed changes are announced in writing (this meeting, if quorum). A second meeting (with quorum) is required for approval. The Board proposes that this be a Special Meeting called for Tuesday July 9, 6pm to give the required minimum of 15 days’ notice. Because it is unlikely that a quorum will be met by Members attending, we are requesting that proxies be signed at this meeting or at any time before Tuesday July 9th. The Bylaws require 2/3 approval by voting members for changes.
7. Consideration of Renting Clubhouse longer-term commercial
 8. Discussion of Drainage Issues
 9. Questions and Comments from the Floor

PLEASE ATTEND THIS MEETING IF YOU POSSIBLY CAN! IF NOT, PLEASE SEND IN YOUR PROXY SO THAT WE CAN HAVE A QUORUM AND CONDUCT BUSINESS. THE OCTOBER 2023 MEETING DID NOT HAVE A QUORUM.

Letter from SBHOA Board, June 2024

Update: 85 houses; 115 HOA Members. Additional houses will be started/completed this year.

The Streets: If you did not attend the December meeting, Cortez City Manager Drew Sanders informed the Board that he would not recommend to Council that the City take over SBHOA streets due to budget problems.

Board Members: The terms of current Board members Karen Sheek and Cindi Elliott are expiring; both are willing to serve again if no one wants to run. Any HOA member may serve on the Board. If interested, please notify secretarysbhoa@gmail.com. Nominations will also be taken from the floor at the June meeting; contested elections require a secret ballot.

Financials: The HOA has set up a Reserve Fund (required by law) and a Street Fund. No homeowners are currently in arrears. Dues for 2024 must be paid in full by June 30 to avoid interest and monthly service fees *unless* you set up a monthly payment plan arranged with the Treasurer. *You may bring payments to the meeting.*

Clubhouse: The Clubhouse has consistently run a deficit. The Board invites a discussion with members about renting the Clubhouse on a long-term basis. To that end, the Board secured commercial zoning for the clubhouse. If rented long-term, HOA meetings could be held elsewhere, but no future rentals to residents.

Architectural Review Committee: ARC documents have been consolidated with minor revisions to make them easier for contractors and residents to read. The CCRs stipulate that the ARC should have 3 members; currently 2 residents have volunteered. Please consider serving on the ARC! Experience with construction is appreciated but not necessary. Duties are primarily reviewing new building plans by applying the established guidelines.

2024 Repairs and Maintenance: Stucco was repaired on the Southern Bluffs sign and pedestals near the entry hut. Damage to the Clubhouse, due to birds, was repaired; minor damage done by the landscapers was also repaired — at their cost. To save water grass was removed, sprinklers capped, weed barrier installed, and gravel added to the two narrow strips alongside the entry building.

Street Weeds: Homeowners are asked to remove weeds along the gutter seam and street fronting their property. This not only improves curb appeal but extends the life of the roads which we must maintain.

Changes to Bylaws:

The Board recommends the following proposals

1. Fiscal Year ~ Change to: “The fiscal year of the Association shall be from January 1 to December 31 until changed by Amendment to these Bylaws subject to applicable law.”
2. Annual Meeting ~ Change to “Two annual meetings of Members shall be held each year on or about the second Saturday in February and the second Saturday in October....”
3. Board Size ~ Change to: “The affairs and business of this Association shall be managed by a Board of Directors (the “Board”) consisting of 5 to 7 persons . . . elected at the first annual meeting.”

Changes to the Bylaws must be proposed at two HOA meetings and approved by 2/3 of voting members at the second of two meetings (see Agenda). Included in this packet are two proxies: one for the June 22 meeting, the second dedicated exclusively to changes in Bylaws to be voted upon at the July 9th meeting. The second proxy includes a place for your vote for each proposed change, or you can delegate your votes to a named proxy who will attend the meeting. The Board is willing to serve as your proxy if you have no other HOA member in mind and would vote “Yes” unless indicated otherwise.