

## **Minutes of SBHOA Member Meeting, 12/4/23, approved 6/22/24**

Board members in attendance: Karen Sheek, President; Marilyn Zion, Board Member; EJ White, Treasurer; Sally Planalp, Secretary; Absent: Cindi Elliott, Board Member

HOA Active Members present = 18; Proxies = 8; no quorum was met. Quorum is 30% of 110 active members=33.

Minutes of June meeting were not considered due to lack of quorum, deferred until the June 2024 meeting.

The meeting was called to order at 6:03 by President Karen Sheek.

Drew Sanders, Cortez City Manager, was not able to attend due to the memorials for the police officer who was killed in the line of duty. Mr. Sanders will attend at the next meeting: **Monday, January 29 6:00pm.**

**The status of the streets** is that the City Attorney Patrick Coleman agreed with our HOA lawyer than transfer of HOA property requires sign-off by owners of 67% of lots, not the 100%, which had been his legal opinion until this meeting. The HOA has his opinion in writing for future reference. Nevertheless, City Manager Drew Sanders stated that he would not recommend that the City acquire and assume responsibility for the streets in Southern Bluffs due to a serious budget deficit. The meeting continued with discussion surrounded the HOA's legal options, political options, etc. Sheek gave background on why SBHOA owns the streets and earlier attempts to turn the roads over to the City. Opinions differed about the feasibility of any actions. HOA members were encouraged to talk with Drew Sanders at the meeting on January 29.

**Accomplishments During 2023.** The HOA established a reserve fund (as required by law) and a street repair fund. The Clubhouse was painted, carpet replaced, and other minor repairs were made. The siding on the gate house was replaced (Thank you, John Sheek and Steve Eberhart!), the backflow preventer for the irrigation was replaced, other repairs of irrigation system were made, the sprinkler system timer was replaced with a minor upgrade, a lot of work was done on park maintenance (tree trimming, weeding), including on an HOA workday that was attended by a number of residents (Thanks to all!).

**Financial Picture.** The HOA is still operating the Clubhouse at a substantial deficit. The Board is considering a long-term lease, but the HOA also needs to try harder to rent through better marketing. There was discussion of the advantages of longer-term rentals.

Alternative providers for landscaping services were raised as an issue, in this case for snow plowing, but none were pursued. The HOA can search for other providers for landscaping services after the current contract with Wood Landscaping expires, but bids need to be sought well in advance.

The HOA is seeking volunteers to serve on the ARC (Architectural Review Committee). Roger Fulks and Christina Myers volunteered but expressed the need for additional ARC members with some construction experience.