

## Letter from the Board, May 11, 2023

**Board Members:** The terms of current Board members EJ White, Marilyn Zion, and Sally Planalp are expiring. All were either elected or appointed to fill out terms of previous Board Members who resigned before their terms ended. All three are willing to run for election and continue to serve. If other HOA members would like to be candidates for a seat on the Board, please notify [secretarysbhoa@gmail.com](mailto:secretarysbhoa@gmail.com) before the meeting, if possible. Nominations will also be taken from the floor during the meeting; contested elections require a secret ballot.

Please recognize that Board and ARC members serve on a volunteer basis; Board and ARC members are not paid and cannot accept any compensation. When you make requests or raise issues, remember that you are not dealing with a paid management company, but rather residents who have volunteered to serve on the Board and have donated hours of personal time to address HOA business. We do our best to take care of our common property and to address your concerns promptly. The Board can be reached via the website [southernbluffshoa.com](http://southernbluffshoa.com) or [secretarysbhoa@gmail.com](mailto:secretarysbhoa@gmail.com). Many additional services are provided by other volunteers, especially Steve Eberhart, John Sheek, and George Cheney. These services include maintaining the website, managing the holiday lights, making numerous repairs to the Clubhouse and fences, mowing grass and shrubs for fire breaks, eliminating weeds in cracks in streets and curbs, and trimming shrubs around the clubhouse and in the medians. Julia Buff has also spent time researching fire mitigation.

**Change in Accountant:** The Board determined that it was time to issue a Request for Proposals (RFP) for accounting services to try to reduce accounting costs. Periodically changing accountants is also considered a best practice. The RFP went out to 12 local firms. Forth and Associates did not respond. Carol Glover was recommended by Haley and Majors and chosen by the Board. The transition went smoothly during January and February. Some HOA members have asked where they can drop off their checks. There is no secure box at the Clubhouse so checks must be mailed to SBHOA, 801 Bluffs Blvd.

HOA dues and late fees are the only revenues that our organization receives to cover landscaping, building and road maintenance, insurance, etc., so it is extremely important that all residents pay their assessed fees in a timely manner. If annual dues are not paid in full by **June 30** of each year, interest and monthly service fees will be charged per CO Statute 22-1137. Owners may set up a monthly payment plan, and monthly dues made on time will not accrue additional charges. Residents who fail to pay their dues or adhere to a payment plan will be taken to Small Claims Court, which will result in additional costs and may damage one's credit rating.

**Update on the Streets:** At the time of this writing, we are in a stalemate between the City Attorney, Patrick Coleman, and our HOA Attorney, David Firmin, over legal procedures for turning over the streets to the City. Updates and details will be discussed at the meeting. It is possible that we will need to decide on a plan for collective action if the stalemate is not resolved. At stake are ongoing costs of \$10-\$20K per year for road maintenance that is either spent in that year or escrowed for major, very expensive major road work in the future.

The concrete corner repairs at the Jennings & Bluffs and L Way & Bluffs intersections have been completed and approved by the City. Many thanks to Steve Eberhart for supervising this project. Steve is also searching for a vendor to do asphalt filling of cracks in the streets that have developed over the winter. Be forewarned that Steve will kill weeds in the streets and gutters for the last time this year. After that, we will need to find other SBHOA volunteers or pay service providers to do this work.

**Renovations/Repairs to Clubhouse:** The Board, in consultation with the Clubhouse Manager, determined that the Clubhouse was worn and in disrepair, which may have inhibited our ability to rent it. As you had probably noticed, the carpet was ragged, and the walls badly needed to be repainted. Renovations were:

1. New painting for the Great Room (3 bids submitted with references; least expensive was chosen)
2. New carpet (2 bids, virtually identical, least expensive chosen); other flooring options involving tearing out the existing tile were about 4x the price.
3. Broken globes in chandelier and inoperative ceiling fans were replaced or soon will be.
4. Cleaning of valances.

**ARC Lighting Violations:** ARC rules indicate that “Exterior lighting should not cause glare on adjacent properties.” Please be a good neighbor and ask those nearby if your lights are bothering them.” Waiting for a complaint to be filed before turning down your lights-does not make for good neighbor relations. There are many ways to minimize glare, such as using lights that face downward, shields to target the areas of focus, motion detectors, and simply turning off your lights when they are not needed. Search online for additional options.

**Website Recommendations:** It is becoming increasingly difficult to find good service providers, from plumbers and electricians to a general handyman. The Board had such positive experiences with the clubhouse painting and carpet providers that we will recommend them to HOA members through the “Members Only” section of the website, [southernbluffshoa.com](http://southernbluffshoa.com). Password for “Members Only” (not to be shared) is **XXXXXXXX**. If you would like to recommend a service provider, contact [secretarysbhoa.com](mailto:secretarysbhoa.com). The Board will provide an ongoing updated list of names with contact information. Please provide *your* name and contact info so that other residents can discuss the provider’s services with you.