

Minutes: Southern Bluffs Joint Board and ARC Meeting, June 13, 2023, 6:00 P.M.

Present: All Board Members (Sheek, Zion, Planalp, White, Elliott), ARC members (Eberhart, Norton, Greenfield, Fahnestock; Barlow not present), 9 additional HOA members attended

Board Appointment: It was moved and seconded to appoint Marilyn Zion HOA Vice President; approved unanimously.

Updates

- Firewise Adapted Partnership did a walk-through review of SBHOA and surrounding properties for fire risk. Property Review / Planalp will write up and distribute notes on recommendations for the HOA as a whole and for individual property owners.
- Brush Hogging of Property – Steve Eberhart spent the whole day doing this job. Thank you, Steve. Some residents contributed money toward renting equipment. Brad Ray indicated willingness to do the job in September.
- Mowing Around Gazebo – Done by John Sheek and Steve Eberhart. Thanks!

Tree Trimming

- Wood Design submitted a competitive bid and was authorized to remove Russian olives in the Park.
- Park Area and Median Trees — George Cheney and Steve Eberhart have walked the park and assessed needs. George says cottonwoods are the #1 priority. They also suggested that the HOA should get Canopy's assessment of what trees to trim and when. At this time HOA cannot afford to have all the trees trimmed. It was suggested that trimming priorities focus on safety hazards, and that SBHOA residents might be able to trim some trees.

Work Days for Park Area

- Cindy Elliott and her grandson will do some weeding during the upcoming weekend. Since the meeting, they did exactly that. Thanks very much, Cindy and Crew!
- It was suggested that the HOA schedule Work Days when residents could do weeding and trimming in the park, medians, and around the Clubhouse. It was suggested that perhaps areas could be sectioned off, and individual residents could take responsibility for caring for them. Similarly, projects might be divisible for individuals to work on. Sheek asked for volunteers to map out what to do.
- The area of the park along the cedar fencing will be sprayed by K-Lawn on the 23rd of June. 23rd – K Lawn. It was suggested that they use a pre-emergent weed preventer.

Other Jobs

- Pat Norton will take care of staining the fence at the SE corner of Jennings and Bluffs.
- It was suggested that realtors could be contacted to notify owners of empty lots about weeds
- Roger Fulks has talked to Preston Dillon about cleaning up the lot at the east end of Jennings that belongs to the HOA. Roger will ask Preston for money for reseeding and other mitigation, and he may request funds from the HOA to plant a tree.

Medians / Clubhouse

- Around the Clubhouse, dead shrubs need to be taken out, new shrubs planted, mulch added, etc. Volunteers will be needed, and it was suggested the Canopy Tree may have equipment that would make this much easier.
- There have been complaints about wasted water on the median to the west of the guard station. Volunteers are looking for decorative gravel, and removal of sod might be a good workday project.

ARC Rules: The issue of enforcement of ARC landscaping rules, esp. tree planting, was discussed. A resident suggested that a letter be sent notifying residents who are in violation, and the HOA can also fine people. It might also need to be part of ARC approval for contractors. Other residents argued that bigger issues are weeds, residences that look like used car lots, etc. Sheek said that if members have ideas, please let the Board know, and it will be added it to the list.

Website: Robert Stump needs help managing the website, and he is willing to train volunteers. Suggestions for changes/additions to the website were: calendar of workdays, signing up for things (create forms), online Clubhouse application, and perhaps a Forum like Facebook, which are not difficult to do. Stump indicated that send out notices from the website is more difficult, and Planalp indicated that sending notices through the email distribution list, as is current done, is probably much easier. One struggle is that the domain name is registered in Stump's personal name, and transferring it to someone else would be a nightmare. It is also easy to add other administrators (anyone interested?). Sheek will contact Chip Olson, who had volunteered earlier. A request for volunteers will also be sent by email.

Emergency Planning: Planalp brought up the issue of the need for emergency, especially evacuation planning, as was discussed briefly in a previous meeting related to fire evacuation and the gates. In particular, homebound people may need help in the event of an evacuation. Planalp offered to contact the Members who work in law enforcement to ask if they would be willing to take the initiative on developing a plan.

Social Events:

- Members called for some purely social events and affirmed that previous events were a good opportunity to meet neighbors and were quite enjoyable. Perhaps they could be held in the park, with the Clubhouse reserved in case of bad weather. It was suggested that a potluck could be relatively easy to organize either with a sign-up sheet or assignments of A-F bring salads, G-M bring a main dish, etc. Christina Myers indicated that she had signed up for a Socials and Get-Togethers committee and had heard nothing further. The only other HOA member who signed up for the committee was Julia Buff, so if they would like to take the initiative to organize a social event, it would almost certainly be appreciated.
- Another suggestion was that the HOA have a Little Free Library book exchange near the mailboxes or clubhouse. Several boxes can be found around town to be used as models.

