

Minutes of Meeting 10/8/22, APPROVED BY MEMBERS on 6/3/23

Board members in attendance: Greg Felsen, President; Sally Planalp, Secretary; Roger Fulks, Board Member; EJ White, Treasurer; Absent: Karen Sheek, Vice-President

HOA Active Members present = 19; Inactive Members = 0; Proxies = 1; no quorum was met. Quorum is 30% of Active Members (105 Total Members – 11 Inactive Members x .30 = 29 members needed).

Minutes of June meeting were not approved due to lack of quorum; call for approval at June 2023 meeting

Meeting was called to order at 9:13 am by President Greg Felsen.

Nominations were invited to fill Board position held by Felsen and Fulks, who asked to step down. No nominations came from the floor, but Marilyn Zion and Eric Cheever had agreed to serve on the Board. The Board is authorized to appoint members for unexpired terms (see Board meeting minutes below) with new elections for all positions in June 2023 and 2024.

The situation with the streets has not changed since last reported. We are waiting for the new City Attorney to make a judgment about whether 100% or 67% of owners will be required to sign off on the transfer of streets to the City of Cortez. The attorney hired by SBHOA has sent a letter arguing that 67% is appropriate.

A request was made for volunteers to serve on several committees: Fire and Safety, Landscaping, Welcoming, and Social Committees. Several people signed up for the Social Committee, but no volunteers for the others. Julia Buff spoke to issues of fire and safety and the work she has done to find ways to remove brush, especially along the slope to the east, which was noted by fire experts as a hazard (see minutes of June 2022 meeting). More information will be posted in the Members Only section of the southernbluffshoa.com website. The tangle of trees and shrubs at 726 L Way was noted as a particular hazard; Planalp will contact Preston Dillon to ask that the vegetation be removed when construction begins.

Matt Abrams spoke to the issue of establishing better park space for the children of the neighborhood, perhaps near the Clubhouse. EJ White raised the issue of the prohibitive cost of liability insurance for playground equipment. Erik Torfin suggested modest upgrades to the gazebo area, such as benches and a walkway, to make it more useful and attractive. Greg Felsen indicated that there will be a Colorado initiative starting in June 2023 for grass removal to establish xeriscaping with money funneled through the City of Cortez. SBHOA should determine if it would be eligible for funds.

Steve Eberhart reported on several issues that he has heard in discussions with various SBHOA residents. He invited all SBHOA residents to be **Good Neighbors** by considering the following:

- Torfin would like to be relieved of his duties to lower and raise the flag at the entrance.
- Speeding in the subdivision continues to be a problem, especially by contractors and delivery drivers. Eberhart offered to contact the contractors, and Torfin suggested that speed limit monitors might be installed by the City of Cortez, as they had been in the past.
- Trailers parked on the street should have unexpired plates and be there for no more than 48 hours.
- Old political signage should be removed.
- Talk to your neighbors about outdoor lighting that is a nuisance to you, and ask your neighbors if your lighting is a nuisance to them. Some lights seem to be unnecessarily bright; lighting may be pointed outward rather than downward at the area to be illuminated; and motion-sensor lighting might work better.

Many Thanks to Steve Eberhart and EJ White for making all the arrangements for Donut Hour after the meeting. It was a very nice opportunity to chat with neighbors.

Board Meeting following Member Meeting

(Board members present as above)

1. President Greg Felsen signed off on new SBHOA policies consistent with new Colorado HOA Laws for 2022 on Conduct of Meetings, Covenant and Rule Enforcement, and Collection on Unpaid Assessments. These will be posted on the southernbluffshoa.com website.
2. Planalp moved and White seconded the appointments of Marilyn Zion and Eric Cheever to the Board, with Cheever also appointed as Vice President. Motions passed unanimously.