

June 1 2020 Bluff at Lakeview Farms Board Meeting Minutes

6/1/2020 @ 5:30PM at HOA Pool House

Board Members In Attendance: Chris, Taylor, Jennie, Leah, Chelsea, & Kaitlyn Linford (HOA Management).

Absent: Kristin & Katie

1. Meeting was called to order by the Board President, Chris at 5:00pm.
2. Printed copy of May Minutes provided to Board Members, that were previously approved via email. Meeting minutes will continue to be sent via email for the Board to approve.
3. Kaitlyn gave report of HOA records and owner information. Many owners have not answered the emails or she did not have an email for them. Anyone who has not responded by the time that Statements go out will receive a letter via postal service.
4. Discussion on Board Responsibilities and how to handle complaints, concerns, or requests from owners. All Owners should contact Kaitlyn as she keeps the HOA records and then she will take them to the Board to discuss and vote on but Board Members should listen to owners to help with discussion and should pass any information along to Kaitlyn to update files.
5. Financials: Board rep gave Kaitlyn the current 2020 budget for the HOA that she will convert into the new format. Transfer fees are \$150 for all new owners and should continue at that rate for all new owners as everyone has paid that amount.
6. Pool: Chris has the owners manuals and will get them to Kaitlyn. Requested that Kaitlyn get pricing for added security cameras to the pool area to help monitor. Aquatech needs to come and repair the chemical system. Board went over items needed at pool area, Kaitlyn will gather items and have them delivered or installed via Maintenance.
7. Common Areas: Lawn has a fair amount of weeds and the landscaper needs to do a treatment on them. Trees in park strips need to be staked and trimmed. Owner Cindy Klepacz has agreed to assist in this with select Board Members and the landscaper. 2 trees are blocking one of the HOA entrances and should be removed.
8. Owner Discussion: 2 Owners had requests to be discussed at meeting. 1 owner wanted dues reimbursed for being told amount incorrectly. Board denied as all owners have been paying the same amount. Owner request to add to there

fence height, this will put the height over city regulation so the Board denied the request. Discussion on issues with dogs roaming the neighborhood and leaving messes in owners yards. Situation is under control now, but any future issues should be brought to Kaitlyn to issue violations for the matter.

Discussion on yards and what owners are coming near there deadline.

9. Annual Owners Meeting: Board would like to schedule meeting for Aug 1st in the afternoon or evening, this will depend on Covid. Board will be emailed the CC&Rs and two sets of Bylaws that have been recorded so that they can be reviewed and discuss any changes that should be purposed at the annual meeting. Kaitlyn will email them and this will be be discussed at the July meeting.

10. Next Board meeting will take place on July 6, 2020 at 5:30, location TBD.

11. Meeting adjourned at 6:42pm