

June 17 2020 Bluff at Lakeview Farms Board Meeting Minutes

6/17/2020 @ 9PM via Zoom

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

Absent: None

1. Meeting was called to order by the Board Vice President, Taylor at 9:00pm.
2. Kaitlyn explained that due to recent events Board President, Chris Tremea has resigned from the Board and as such Taylor Berbert will take the position as acting Board President until after the next annual meeting.
3. Board discussed incident that took place, causing Chris to resign. Incident is a private of Chris' and will not be disclosed in meeting minutes. Chris will be removed from a signer on the bank account after the Annual Meeting and will be removed from the online access immediately.
4. Discussion on how to handle violations in the HOA. As per State Law any owner in violation of the CC&Rs, Bylaw or Rules and Regulations should be issued a written notice of violation. The first notice is only a warning, notifying owner of what they are in violation of. Next violation can be a second warning or a fine, that is the decision of the Board but should be in the Rules and be consistent. Each category is the start of a new violation.
5. Discussion on if Board Members should be admins on Facebook. Two Board Members are currently listed as admins. Discussion on what are the benefits vs the negatives of Board Members on the page as admins. It was voted that all Board Members but one will be removed as admins and 1 owner will be listed as either an admin or monitor if possible. Facebook page should be for neighborhood use and not for HOA use.
6. Discussion that no Board Members are up for re-election as they were all put in at the same time. Kaitlyn noted that this should have been done differently so that not all Board Members are coming in and going out at the same time but rather alternating. This will be discussed at the Annual meeting and determined then how to proceed.
7. Board requested that a letter be written with the Statements to introduce Kaitlyn and the Board Members.
8. Pool: Owners have agreed to cleaning the bathrooms and will be paid \$10/cleaning for doing so. Pool lockbox needs to be changed to a new code. 1

more owner needs a pool key, Kristin will get them a key and let Kaitlyn know there key number.

9. Owner Request to build a shed behind there unit. They have already checked with the city for requirements and the shed will be similar colors as the home. Board approved request. Kaitlyn to notify owner of decision.
10. Mgmt Invoice viewed and approved for payment.
11. Next Board meeting will take place on July 6, 2020 at 5:30, will meet at the pool to do a training of how to test chemicals for Board Members who missed previous training and then move to a Board Members home for the remainder of the meeting.
12. Meeting adjourned at 6:42pm