

Oct 11 2020 Bluff at Lakeview Farms Board Meeting Minutes

10/11/2020 @ 5:00pm at Association Pool

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

Absent: None

1. Meeting was called to order at 5:05pm.
2. Aug 8th meeting minutes were presented at meeting and approved previously via email.
3. Board Positions & Term: Board voted the following: President; Taylor Berbert for 3 years, Vice President; Kristin Colter for 2 years, Secretary; Jennie Carbine for 1 year, Treasurer; Leah Mencias for 2 years, and Board Rep over Pool: Landon McNeill for 1 year.
4. Account signers: It was voted that Taylor Berbert and Kristin Colter shall remain on the HOA account and that previous Board President, Chris Tremea shall be removed from the account as a signer. Leah Mencias shall not be a signer on the account but shall be granted online access for treasury business.
5. Board Meetings: One meeting shall take place Nov 2nd to discuss HOA Rules and then the Board Meetings shall be quarterly starting Jan 11, 2021 and will continue to run quarterly until at least Summer, meetings shall take place at the McNeill residence.
6. Board discussed the Annual Owners Meeting and the input from owners. The Board discussed what rules should be put in place and if they should follow the current CC&Rs or the requests made at the meeting. Kaitlyn will draft Rules for the Board to review, once approved by the Board they will be sent out to all owners.
7. Account records presented. As of Sept 30th the checking accts balance was \$22,849.51 and the savings acct was \$8000.09. The acct register was reviewed with one question about the invoice paid for a plumbing repair at the pool house eye wash station and bathroom. The Profit & Loss was presented and noted that currently the HOA is under budget in income, some owners are behind but it is also likely due to the budget having been done to reflect more homes than what were planned to be sold. The HOA is over budget on pool supplies/equipment but this is due to the pool needing a lot of new supplies this year. Open Invoice report was reviewed and noted that 4 owners are behind on dues with no response from owners. New contact numbers were provided for Kaitlyn to try and reach out to. If no contact can be made a note

will be posted on the owners doors to contact Kaitlyn to discuss getting caught up on dues. The 2021 Budget was reviewed and changes were made to the following categories: Landscaping, Common Area Maintenance, Pool Supplies, Pool Maintenance. The Board approved the changes and they will be sent out to all owners, notifying them of the changes by the year end. Board reviewed and approved invoices to be paid to vendors.

8. Pool: Pool is closed for the season and will be winterized in the coming weeks. Some minor repairs to the bathroom, such as the curtain, and shampoo containers are needed but these will be done in spring of 2021 prior to the pool opening.
9. Common Area: Trees are scheduled to be removed in just a few weeks at the entrances where owners have reported the trees are blocking sight. Kaitlyn reported that she spoke to the landscape crew and no contract was in place for snow removal. She requested a bid and will get a bid from at least one other company for the Board to review and pick a vendor at the next meeting for the winter.
10. Other Business: Neighborhood Watch. The Board have had requests to put together a neighborhood watch committee. It was voted to install 3 signs, 1 at each entrance that the community is under neighborhood watch. Several names were discussed to be on the committee, with 3 owners to be head of the committee. Kaitlyn will reach out the suggested names to see if owners are willing to be in the committee. Committee members should walk, drive, bike, etc there section of the neighborhood morning and night and report suspicious activity. It was reported that there have been vehicle break-ins and these have been reported to the police. It was also reported that there have been complaints from some owners about the number of vehicles parked in different areas on the street. Kaitlyn has informed the owners that the HOA follows the city rules with street parking and that owners are permitted to park on the street until mid Oct at which time overnight parking will be against the city. Kaitlyn has also contacted owners parking vehicles on the street about others concerns and requested that owners do there best to consider the concerns owners have, especially about the safety of kids being able to see when crossing the street. Owners were very understanding and agreed to do there best and that they will be following the city rules with street parking as well.
11. Next Meeting will take place on Nov 2, 2020 at 5pm via Zoom.
12. Meeting adjourned at 6:18pm