

June 3, 2024 - Minutes

The Bluffs Homeowners Association, Inc. General Meeting 6:00-7:00 pm
Holland Branch Library

CALL TO ORDER

6:00 pm

FINANCIAL REPORT

Residents were notified that The Bluffs Half Year Expense Report was posted on Facebook and the Bluffs website for viewing and downloading

Discussion was as follows. There was a quick overview of the Expense Report & current balances in both the Operating Fund & Reserve Fund

- Reserve Fund: Current dues do not adequately fund a reserve that would cover capital expenditures, long-term repairs, emergency and catastrophic events, etc., or even allow for sub HOAs to "borrow" from the reserve to cover the same
- Reserve Fund: A July 2004 law (Ohio Revised Code 5312.06) requires every HOA to maintain a Reserve fund and/or waive that requirement yearly and risk Special Assessments

PROJECTS UPDATES

Roads: The HOA Board requests that the \$700 Special Assessment be paid as soon as possible

- Because contractors do not typically perform roadwork past October
- Contractors require 50% of the total fee upfront before we can officially sign the contract & "get on their schedule"
- Five (5) contractors submitted quotes
- Some residents have already paid the \$700 assessment, but that total does not equal the 50% required to sign the contract & get scheduled

It was clarified that the work is for sealcoating, filling potholes & cracks & edge work. It is not a mill or re-grind, although the road deterioration (called alligator back) at The Bluffs entrance warrants it as the road has worn down in places to the base (cost to repair correctly "this year", an additional \$20,000, which would eat up the entire Special Assessment)

- Entry wall: clearing (also spraying multiple times) of weeds, original plantings, old mulch and stump removal (21 stumps removed by a contractor "manually" at his own pace - HUGE SAVINGS) was completed with the help of several residents-- this kept the cost down considerably & allowed the Master HOA the ability to add new plantings/mulch this Spring.
- The two islands require removal of several inches of old mulch/soil before new plantings can occur + the Master HOA is waiting for the plant sales
- Future plans call for widening, cleaning/clearing and planting of wall gardens on St Andrews Bluffs entrance (both sides)
- Fire Hydrant repairs: contractor will be raising the remaining two on The Bluffs Road this month.
- Green Space maintenance is ongoing, and it is hoped that residents will volunteer
- The retention pond requires cleaning, and the Board will be scheduling that this summer/fall.
- Hafner Ditch maintenance: The importance of not dumping in this space, as well as the retention pond, was emphasized. Hafner Ditch is HOA property, right now, and will be taken over by the County at some future date & will be cleared out by the County at that point but, the

County has cautioned the Master HOA regarding "resident dumping" that could lead to a County Assessment of each residence.

- Tree canopy maintenance at several points over main roads need attention and will be scheduled, if & when funding permits. These are not trees that belong to the Master HOA but trees that hang over the main roads & drop debris continuously
- Master HOA Green Space Responsibility vs Sub-HOA's lawn/grassy areas responsibility was clarified. All of the Master HOA's responsibilities were explained in their entirety.

OPEN FORUM:

It was asked whether there will be other Special Assessments. None are planned but something unexpected or unknown could trigger another one at any given time due to there not being a fully funded Reserve Account.

It was asked if only one hydrant could be raised this year. Raising both are part of the Special Assessment & a safety concern for the community. The Board took a chance (financially) & raised one hydrant in 2023.

The increase in the cost to raise the hydrants was discussed. 2023 Cost = \$2,925.00
2024 Cost = \$3,272.00 each Increased Cost: \$347.00 x 2 hydrants = \$694.00

The additional cost of raising The Bluffs Road entrance hydrant on the left was discussed: \$400 to remove evergreen that was too close in circumference and height, cost to grind "stumps" \$65 (behind the evergreen a tree had been removed by someone previously and part of the trunk remained), plus the cost to level & re-seed that area (waiting on quotes)

It was asked if there was another way (less expensive) to take care of The Bluffs Road entrance hydrant such as building around it with stone, and it was explained how much of that hydrant had to be raised out of the ground to comply with the legal requirements.

A resident asked for a copy of Plat 3 plat map. It was explained that they're expensive to copy. The resident was reassured that they could view the Plat 3 plat map at one of the board member's home or it could be shared at the resident's home and that all sub-HOA heads had been given a copy of all three plat maps a few years back (expense paid by the Master HOA)

A resident asked about the possible removal of The Bluffs Road Islands for safety reasons. The Master HOA would have to get a quote for that when milling is scheduled to take place some years down the road.

The Master HOA asked Lot 1 if a rock could be moved from their entrance and placed in one of the islands due to large truck tire marks being seen in the island & also slithers of the concrete around the one island were found. Lot 1 prefers to keep their rock where it is. The Master HOA will look into finding a large rock to be placed within that island.

Meeting was adjourned at 6:50 pm