

BLUFF CREEK ESTATES OWNER'S ASSOCIATION

BOARD MEETING

FEBRUARY 6, 2008

Meeting held at the office of Community Association Management, 3700 Monterey Dr., Suite A at 7:00 PM

Attendance: Dan Schoenleber, Joan Beezley, Larry Stratton, Charley Blackmore, Pat Bess and Kim Broswell

Meeting was called to order by President, Dan Schoenleber at 7:10 pm. Minutes were approved from the prior meeting with a motion by Charley and a second by Larry Stratton. All in favor.

Caroline Wenneker, a homeowner, was present to address the Board regarding an owner (Lot 13) who built a basketball court over his lot line onto a lot that she owns (Lot 10) she requested a letter sent from the Board to advise the homeowner that he is not in compliance with the 10 ft. setback required by the covenants. She had prior conversations with the developer, Elvin Sapp, who confirmed that he had not spoken to or given permission to the owner to construct a basketball court. Ms. Wenneker also requested that the Board treat the common area for grub worms due to the number of moles.

Joan made a motion and Charley seconded to have CAM draft and send a letter to the homeowner, Dr. Matthew Durkovich, regarding the 10 foot setback.

CAM was requested to send a copy of an Architectural Control Form to Valerie Barnes and request that the Board be notified when changes are requested and approved.

CAM is to send 3rd billing dues notices with a demand letter within 5 days of this meeting.

Dan updated the Board regarding the Patio Home Development. He also advised that Bruce Odle purchased 5-6 acres from Elvin Sapp and has plans to build a home. The area north of The Cattlemen's is being developed in 2 to 3 commercial buildings (i.e. doctor's buildings) and to start construction this spring. These lots are not included in the legal description of the HOA.

Pat Bess (CAM) brought it to the attention of the Board members that Bluff Creek Estates Owners Association is not a City Recognized Neighborhood Association. The Board is interested in this and CAM is to contact the City and will forward all e-mails to the Board. The motion was made by Charley and seconded by Joan. All in favor, motion passed.

Pat presented a bid from Rost Landscaping to redo the stairs down the hill to the trail. The bid was for approximately \$16,000 and the Board decided to table due to lack of funds.

CAM is to send a reminder to the Board members of the quarterly meetings, one week prior.

CAM is to send out Annual meeting notice, with proxy and to include a newsletter recruiting new Board members, covenant reminders, point to webpage and Architectural Control reminder.

There is a motor home parked in the lot at Macher's, CAM to send violation letter.

Meeting was adjourned.