

Bluff Creek Estates Owners Association

Board of Directors Meeting

June 17, 2008

Board Members Present: Dan Schoenleber, Dave Davis, Jim Duncan, Larry Stratton & Charley Blackmore
Management Company Present: Pat Bess & Kim Broswell of Community Association Management

Open Session Meeting called to order @ 7:03 PM

Presenters came regarding the Senior Housing Development planned at the North end of Bluff Creek Dr. Len Scherder, the Director of Acquisitions for Spectrum Retirement Communities based out of Denver, CO. They own and operate 17 communities throughout the country. They provide upscale senior living in the form of assisted living, not skilled nursing. They are the second lowest traffic generator with a parking ratio of .5.

They are proposing the following:

Self contained 3 story building (approx 45 feet tall w/ 140 rental units

35% common space

No income requirement

Projecting approx 150 residents w/ 32 full time staff & 18 part time employees

Average age of occupants:

Assisted living: approx 81 years

Memory Care: minimum of 65 years

Do not accept medicaid

There are not any additional phases planned, and it will not include any independent cottages.

Development on this tract of land is planned to include the senior development as well as 2 office buildings at 19,000 sqft/building.

It was requested of Mr. Scherder that they look into the possibility of flipping the parking lot to the back of the facility so that it looks more appealing to the neighborhood. Len stated they would look into this, however the engineer informed the group that the building is planned to be 10 feet above street level, making the parking lot 6-8 feet above the road, making it so that it won't be very visible from the road, and landscaping will be installed to screen the parking. The office buildings are planned to be 12 feet above the road.

The anticipated time frame for the assisted living facility is to break ground in fall 2008 and will need roughly 12 months to complete construction.

Their position on the bridge connecting the end of Bluff Creek Dr to the East Pointe Subdivision is that they like the visibility, but doesn't need it in a market like Columbia. They are more concerned with the Hwy 63 frontage. The engineer informed the Board that they have approval from the City to build a "temporary" cul-de-sac at the end of Bluff Creek Dr that will include landscaping.

Upon the Engineer and Developer leaving at 8:05 PM, the homeowners present remained to express concerns regarding the traffic that will be generated by the Assisted Living facility, as well as the proposed office buildings. The concern is the amount of time that it currently takes to exit the subdivision at the stop light on Bluff Creek Dr., and adding additional traffic will only increase that amount of time. The homeowners are overall not in favor of the bridge, as it will be a through street, and could end up being used as a "short cut" from the East Pointe development through to Grindstone. Homeowners are concerned with property values with increased industrial buildings within the subdivision. Homeowners present would like the Board to spend an allocated amount of reserve funds on hiring an attorney to represent the Association against the development and increased traffic concerns. Dave Davis encouraged homeowners to contact Barbara Hoppe, the City Council Representative regarding their traffic concerns. Homeowners adjourned.

Board of Directors meeting was called to order at 8:25 PM.

A discussion ensued regarding seeking legal council and the rights of the homeowners association. The discussion was tabled until old business was completed.

Motion was made to approve the minutes of the last Board meeting. The motion was seconded. All in favor. Motion carries.

Larry Stratton updated the board on the landscaping at Wild Plum. The landscaping is in process. Larry is getting a quote to top some of the trees that are dead. The quote will be sent out and voted on over email.

An election of officers was needed.

A motion was made by Jim Duncan and seconded by Larry Stratton to accept the following officers:

Dan Schoenleber – President

Dave Davis – Vice President

Charley Blackmore – Sec/Tres

All in favor. Motion carries.

A motion was made by Charley Blackmore to assign check signing to CAM for all checks within normal/budgeted operations and to send monthly financials to the Board members.

The motion was seconded by Larry Stratton. All in favor. Motion carries.

Dan reported that the fountain is randomly shutting off, and Mrs. Benton obtained information on different fountain costs for replacement. Past fountains had been purchased in the \$5000 range, and have historically needed to be replaced within 2 years.

Quotes range from:

\$7000 – 2 horsepower

\$5085 – 3 horsepower

\$8000 – 3.5 horsepower

\$5556-9000 – 5 horsepower

The Board would like to obtain further information before moving forward with a vote to approve.

It was requested that CAM contact the Columbia Country Club regarding the horsepower of their fountain, as well as who/how they maintain. CAM to also obtain information regarding installation costs, lighting kits, warranties and possibly insurance coverage.

It was requested that a special meeting be scheduled with Barbara Hoppe regarding the development plan for the North end of Bluff Creek Drive within 45 days of this meeting. Other issues to be discussed with her include stop signs and lights on Old 63. Hiring an attorney was tabled until after the meeting with Ms. Hoppe.

Dave expressed concern regarding the number of geese in the neighborhood. CAM to obtain information regarding the control of geese and possible costs.

Meeting was adjourned at 9:10 PM.