

BLUFF CREEK ESTATES OWNERS ASSOCIATION

BOARD OF DIRECTORS SPECIAL MEETING

JUNE 24, 2008

Board Members Present: Wynn Volkert, Dave Davis, Dan Schoenleber, Paul Tuckley

Management Company Present: Pat Bess & Kim Broswell of Community Association Management

Open Session Meeting called to order @ 7:00 PM by President, Dan Schoenleber with some homeowners, Councilperson, Barbara Hoppe and Developers, Bruce and John Odle to discuss proposed development on Bluff Creek Drive

Dave Davis brought up a question regarding the O-1 zoning which is currently in place and wanted to know if O-P zoning would prevail or if O-1 zoning was grandfathered in. Barbara Hoppe stated that O-1 zoning is still in place.

Dan expressed concern over the development density in light of the traffic back-ups at Grindstone and Bluff Creek Drive. Mr. Odle suggested that the Association contract a traffic engineer, and stated that he did not see this as an issue because traffic flow would be in the opposite direction as homeowners. Dave Davis stated that Bluff Creek Drive is a collector street and wondered what impact this development would have in taking it as a collector street to an arterial street. Ms. Hoppe stated that the bridge from East Pointe to Bluff Creek Drive, if built, would attract other traffic trying to bypass Grindstone. She stated the East Pointe Homeowners Association met and voted that they would be in favor of the Bluff Creek Bridge.

Mr. Odle said that he will support the neighborhood majority in its position on the bridge.

Mr. Odle was asked if there was an option to lower the density of the development and he responded that he did not have tenants at this time for the proposed office buildings. He also stated that he had already revised the plan for considerably smaller buildings and less parking. The parking shown on the plan is more than what they are currently proposing. He also stated that they could possibly just build one building at this time because of the soft real estate market. The original plan on file with the City was for four office buildings rather than the assisted living facility.

There was concern voiced over the height of the assisted living facility by some of those with houses close by.

The concerns voiced over the bridge were Hollywood Theatres (constant traffic, weekends, days and nights), MFA, and employees of other new developments.

Ms. Hoppe suggested that she would take the traffic concerns to City Council and look for other options to address existing traffic issues. She also stated that O-1 zoning does not allow for retail.

Open Session Meeting was closed and the Board of Directors met at 8:00 PM

Ms. Hoppe met with the Board members and there was further discussion regarding the traffic on Grindstone.

Dave Davis suggested that the City might look at the possibility of Mr. Odle donating land for a City park. He also expressed concern over the increased traffic with the new softball park on the South side of Grindstone.

Ms. Hoppe suggested that she might investigate the possibility of putting a stop to development until the traffic problems are studied and a solution determined.

Dave Davis also brought to the attention of Ms. Hoppe his concerns regarding the lack of street lighting along Old Hwy 63 from Stadium Boulevard to the apartments. He stated his concern especially due to the number of people walking and riding bikes. It was also mentioned that there is a lack of stop signs on side streets throughout the subdivision.

CAM was instructed to request stop signs at Wild Plum and Bluff Creek Drive from Public Works and Ms. Hoppe stated to call her if we did not get results.

Ms. Hoppe stated that she would push for a City traffic engineer and that possibly they could schedule a meeting with the Board of Directors. She said that she would send a summary of her actions to be taken to Dan.

After Ms. Hoppe's departure the Board had further discussions about retaining an attorney and CAM reported that Dan Simon would have a conflict so they would contact Bruce Beckett and Van Matre and Harrison.

Wynn Volkert made a motion that based on past homeowner inquiries the Board is taking an opposing position to the Bluff Creek bridge, motion seconded and approved.

Dave Davis made a motion to approve the bid from Top Care for addition of flowers, Wynn seconded, all in favor, Motion carried.

Minutes from last meeting were approved and it was decided that once meeting minutes are approved they will be posted on the website.

Meeting adjourned at 9:02 PM