

Minutes of Ridge at the Bluffs Board of Directors Meeting, July 15, 2014, 6:30 P.M. at HOA Office

1. Meeting called to order at 6:30 P.M.
2. A quorum of the Board was established with President Len Tylka, Vice-President and Treasurer, Patti French, Secretary, Judi Collins, Directors, Bill Persons and David Ratliff.
3. Approval of the Agenda:
 - 3.1 Judi Collins made a motion to approve the Agenda, Patti French seconded the motion.
 - 3.2 Open for discussion.
 - 3.3 Bill Persons requested to amend the Agenda to include Minutes of 8-15-13 & 10-13-13.
 - 3.4 Judi Collins seconded the amendment to the Agenda.
 - 3.5 A vote was taken and passed unanimously.5-0
4. Old Business:
 - 4.1 Bill Persons made a motion to approve the Minutes for 8-15-13. There was no second motion to approve. Deferred to next meeting.
 - 4.2 Bill Persons made a motion to approve Minutes for 10-15-13. There was no second motion. Deferred to next meeting.
 - 4.3 Bill Persons made a motion to approve the Minutes for Marketable Records Title Act.
 - 4.3.1 Patti French seconded the motion.
 - 4.3.2 Vote taken, Passed unanimously.
 - 4.4 Judi Collins made a motion to approve the Minutes for 11-19-13.
 - 4.4.1 Patti French seconded the motion.
 - 4.4.2 Open for discussion: Bill Persons asked the Secretary to amend line 4.6 to state a motion was made on the substitute motion. Bill Persons also requested line 6.7.3 to be stricken. The Secretary agreed to amend the Minutes.
 - 4.4.3 A vote was taken to approve the amended Minutes of 11-19-24, passed unanimously. 5-0
 - 5.0 Minutes were presented for the 2014 Budget:
 - 5.1 Judi Collins made a motion to approve the Minutes for the 2014 Budget Meeting.
 - 5.2 Patti French seconded the motion.
 - 5.3 A vote was taken, passed unanimously.5-0
 6. Minutes were presented for the Special Board of Directors Meeting, 1-7-14.
 - 6.1 Judi Collins made a motion to approve the Minutes for the Special Board of Directors dated 1-7-14.
 - 6.2 Patti French seconded the motion.
 - 6.3 A vote was taken and passed unanimously. 5-0
 - 7.0 Minutes were presented for Board of Directors Meeting 2-18-14
 - 7.1 Judi Collins made a motion to approve Minutes of 2-18-14
 - 7.2 Bill Persons seconded the motion.
 - 7.3 A vote was taken and passed unanimously. 5-0

- 8.0 Minutes were presented for the Board of Directors Meeting for 4-15-14.
- 8.1 Judi Collins made a motion to approve the minutes for 4-15-14.
- 8.2 Patti French seconded the motion.
- 8.3 Open for discussion: Bill Persons asked to amend line 3.1 by removing the word "substitute". The secretary agreed to remove the word.
- 8.4 A vote was taken to approve with the amendment, passed unanimously. 5-0
- 9. Minutes were presented for Board of Directors Meeting for 5-20-14.
- 9.1 Judi Collins made a motion to approve the Minutes for 5-20-14.
- 9.2 Open for discussion: Bill Persons asked to strike line 4.2.2, the Secretary agreed to strike 4.2.2 and to change the word "tabled" to "deferred" on lines 6.1.2 and 10.2. The Secretary agreed to amend the minutes.
- 9.3 Bill Persons seconded the amended Motion.
- 9.4 A vote was taken and passed unanimously. 5-0

New Business:

- 10. Minutes were presented for Board of Directors Meeting, 6-24-14.
 - 10.1 Bill Persons made a motion to approve Minutes for 6-24-14.
 - 10.2 David Ratliff seconded the motion.
 - 10.3 Open for discussion: Bill Persons asked that the names of all the appointed ACC members be added to line 5.2. The Secretary agreed to add Bill Fagnano, Kenneth Cabarle, Dr. Chris Petterson, Mike Igneri, and Jim Thanouser to line 5.2. Bill also requested the word tabled be changed to deferred on lines 5.8, 5.12.2 and 5.13.1.
 - 10.4 A vote was taken to approve the amended Minutes, passed unanimously. 5-0
 - 11. ACC report was given by Frank Ball.
 - 12. Landscape report was given by Judee Horel.
 - 13. Manager's report was given by Frank Ball.
 - 14. Governing Documents review report.
 - 14.1 Ed Jones is up north, no report given. Len Tylka asked Frank Ball, Property Manager to follow up with Ed Jones.
 - 14.2 Bill Persons asked for Ed Jones contact info, email, phone, etc. Coral was asked to provide that info to all Board members.
 - 15. Collection Matters:
 - 15.1 Open discussion
 - 16. Cable Contract Agreements : Two agreements were presented.
 - 16.1 Open discussion: Lou Wise and Judee Horel volunteered to contact numerous HOA's to get comparisons on their Contracts with Comcast Cable. To report back to the Board.
 - 16.2 Cable Contract deferred to next meeting.
- Open Discussion:**
- 17.0 Bob Lifton voiced his concerns about our financial status. All questions concerning our status should be directed to the Property Manager in writing or stop by the HOA.

18.0 Len Tylka presented Judi Collins request to be removed in her position as Liaison to the Landscape Committee and to appoint Patti French as the new Landscape Liaison.

18.01 Open discussion:

18.02 Judi Collins made the motion to remove Judi Collins from the Landscape committee and to replace the position with Patti French.

18.03 Bill Persons seconded the motion.

18.04 A vote was taken and passed unanimously. 5-0

19.0 Len Tylka presented removing Bill Persons as the ACC Liaison and replacing the position with Judi Collins.

Open discussion:

19.01 Patti French made the motion to remove Bill Persons from the position as Liaison to the ACC Committee and to replace with Judi Collins.

19.02 David Ratliff seconded the motion.

19.03 A vote was taken. Passed unanimously.

20.0 Adjournment:

20.1 Judi Collins made a motion to adjourn the meeting.

20.2 Bill Persons seconded the motion.

20.3 A vote was taken and passed unanimously.

20.4 Meeting adjourned at 7:40 P.M.