

Jesse's Bluff HOA
Meeting Minutes
2/25/25

Board Members – Ralph, Ken, and Jen

Meeting started at 6:00pm – 13 Homeowners were present

Minutes from the last meeting were discussed – Minutes were approved

Approval of the Budget

Discussion of the HOA insurance, cost, needs, and uses for the insurance

- Kim is checking into costs and checking into other options
 - o \$8145 for 2025
 - o Approximately a \$5500 increase from last year
 - Primarily for liability increases

Vote on the 2025 budget

- Approximately \$81,000 based on 233 homeowners
- Net income of \$1 based on expected expenses
- \$6200 for snow removal is the biggest variable expense
- Frustration with the last plow, subbed out by C&C

Current reserve amount - \$25,478

Questions about responses with management company

Approve the budget – 24 yes total (12 proxy), 4 no total (2 proxy)

Old Business

Trees dying in the HOA controlled areas and in homeowner's property.

- Find a company that will remove trees for a group rate and plant new trees
- Homeowners would be responsible trees in their property
- Six trees on Five Mile Rd, that need to be removed and replaced
 - o Will cost \$6000-9000 based on bid from C&C
 - o Will receive bids from other companies
 - o Some trees on Five Mile make it hard to see south when pulling out on Hawthorne Rd.
- Again, only trees on HOA property will be paid for out of HOA account.

New Business

Homeowners are thankful that people take good care of their property

Some homeowners were frustrated that some rules are being broken (RVs, basketball hoops being left out

- One homeowner suggested that people talk to their neighbors in a kind way first, before bringing something to the HOA board.

Nominations for new board members

- One person brought forth five people to be on the board

Questions about the home on Westover that is being used for meeting with clients (mental health counseling)

- HOA approved the use of the home to meet with clients virtually and in-person
- Questions about using the home as a business and owners not living there presently
- It was asked that the homeowners receive approval (permit) from the county by the HOA
- Several residence mentioned that either the use of the home in that fashion is either permitted or not, and we should wait for the conclusion of that process