

**BLUFF CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
FOLLOWING ANNUAL MEETING
JULY 8, 2023**

MINUTES

PRESENT: Pam Larsen – President
Kim Gunning – Vice President
Eric Smallwood – Secretary
Brad Bergquist – Treasurer
Charley Killinger – Director

ELECTION OF OFFICERS

Kim nominated Pam Larsen for President, Charley seconded, and nomination was unanimously approved.

Pam nominated Kim Gunning for Vice President, Brad seconded, and nomination was unanimously approved.

Pam nominated Eric Smallwood for Secretary, Kim seconded, and nomination was unanimously approved.

Kim nominated Brad Bergquist for Treasurer, Pam seconded, and nomination was unanimously approved.

BUSINESS ITEMS

Water Leak Responsibility – Unit 4024, owned by Sally Robinson leaked water into Unit 4023 located below. The source of the water was a leaking water supply line to the kitchen sink. Chuck asked the Board make a determination as to negligence by the owner for failure to properly maintain their personal property and source of the resulting water damage.

After discussion, ***MOTION: Eric moved that the Board finds Sally Robinson negligent in the water loss and is personally responsible for the resulting damage up to the \$25,000 insurance deductible limit, Charley seconded, and motion was unanimously approved.***

Additional Maintenance Request:

Management was asked to perform the following maintenance items:

- 1) Trim Tree near Bldg. #15
- 2) Repair 2 hose faucets near units 4093 & 4098
- 3) Turn off heat tape on Bldg. #14

ADJOURNMENT

With no further business the meeting was adjourned at 12:26 p.m.

Respectfully Submitted,

Chuck Williamson
Recording Secretary