

BLUFF CONDOMINIUM ASSOCIATION
PO BOX 610
KETCHUM, ID 83340
208 726-4565 (P) / 208 726-2429 (F)

A Bluff Board Meeting was held on January 4, 2023, at 3:00 P.M. Mountain Time.

~ Approved ~

I. Call to Order and Establishment of a Quorum

Pam Larsen called the meeting to order at 3 pm.

A quorum was established with five of five Board members present.

Board Members Present:

Charley Killinger, Unit 4125
Eric Smallwood, Unit 4093
Pam Larsen, Unit 4023

Elisabeth Hutchinson, Unit 4101
Kim Gunning, Unit 4045

Owners Present:

Brad Bergquist, Unit 4127
Eileen Enstrom, Unit 4038
Grant MacDonald, Unit 4136

Jill Peay, Unit 4009
Orla Knight, Unit 4137
Stephane Grosscup, Unit 4132

Also Present:

Rick Osenga - The Terra Group
Brad Tyler, Contractor for Unit 4039
Margaret Work, Enlighten Home, Unit 4039 Remodel

II. Meeting Minutes

A. No changes were suggested by any Board Members.

B. *MOTION*: Kim motioned to approve the November Board meeting minutes. Eric seconded this motion, and it was passed unanimously.

III. Owner Comments

A. Stephane Grosscup requested ice melt buckets be placed at every stairwell to buildings, a new hot tub cover to replace the ripped one and motion sensor for the lights in all four underground parking garages to be dark sky compliant. The Board agreed to look into all of these matters.

IV. Unit 4039 Condo Remodel

- A. Brad Tyler, contractor and designer Margaret Work of Enlighten Home presented plans to the Board to remodel unit 4039. After the plans were presented, the Board asked various questions regarding the scope and nature of the proposed remodel.
- B. *MOTION*: Eric motioned to approve the remodel as proposed and subject to all Bluff rules and approval by the City. Kim seconded the motion and it was passed unanimously.
- C. Terra will notify the owner of the approval and the rules.

V. Financials and Proposed 2022/2023 Budget

- A. Eric Smallwood and Brad Bergquist, Finance Committee member presented the proposed budget. It was proposed that the dues for the Operating Budget be increased by 9.5% to meet all obligations.
- B. Kim motioned to approve the 2022/2023 Budget. Eric seconded the motion and the Board unanimously approved the budget.
- C. Another motion was made by Kim to increase the Operating Budget and increase dues by 9.5% effective 3/1/2023. Charley seconded the motion and it was unanimously approved.

VI. Other Business

- A. Insurance: The Board noted that they had voted to change insurance carriers effective 12/20/22. The new coverage is through Farmers Insurance. Redgy Christensen is the local agent in Hailey. The Bluff now has \$42 million in coverage with replacement cost to the original building grade. The deductible will be increasing from \$15,000 for each owner to \$25,000 on 3/1/2023. A letter will be sent to each Bluff owner detailing the changes in coverage.

VII. The Board went into Executive Session

- A. Discussion regarding a water damage claim ensued.

VIII. Adjournment

Kim made a motion to adjourn the meeting and it was duly seconded. The meeting was adjourned.

Respectfully Submitted,

The Terra Group