

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

A Bluff Board Meeting was held on March 1, 2023, at 3:00 P.M. Mountain Time.

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, 4125	Elisabeth Hutchinson, 4101
Eric Smallwood, 4093	Kim Gunning, 4045
Pam Larsen, 4023	

Owners Present:

Scott Cantor, 4030	Lloyd & Orla Knight, 4137
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Owners via Zoom:

Tina Holdt, 4002	Jill Peay, 4009
Larry Mast, 4020	Suzanne Hartwich, 4029
Eileen Enstrom, 4038	Bruce Mace, 4047
Matthew Clark, 4050	John Anderson, 4095
Bill Watkins, 4098	Gay and Don Boecker, 4130
David Beaudry, 4122	Orla Knight, 4137

Also Present:

Rick Osenga - Terra Management

II. Meeting Minutes: January 4, 2023

A. No changes were suggested by any Board Members.

B. *MOTION*: Charley motioned to approve January 4, 2023, Board meeting minutes. Eric seconded this motion, and it was passed unanimously.

III. Owner Comments

A. Owner of 4009 asked about glass replacement in one of their windows which had

previously been approved. Rick will follow up with the vender.

- B. Owner of 4020 asked about the new insurance coverage with Farmers. He wanted to clarify if the replacement would be to the original grade or include upgrades. Pam responded the Board sent a letter explaining the coverage included original grade replacement and a \$25,000 deductible was sent from the Board detailing the new insurance. Rick said he would send out the letter and insurance declaration pages to the owner.
- C. Owner of 4098 asked about placing the Bluff accounts in a fund with higher yields. A discussion occurred and this matter will be addressed after the transition to the new property manager.

IV. Financials

- A. The Financials were presented by the Property Manager and reviewed by the Board.

V. Other Business

- A. Deck Expansions: Two deck expansion requests for units 4020 and 4030 were submitted to the Board for approval. Both owners were present and the decks are the standardized plans for upper and lower decks previously approved by the Board.
 - 1. *MOTION*: Eric made a motion to approve the deck for 4020 as presented. The motion was duly seconded by Kim and unanimously approved by the Board.
 - 2. *MOTION*: Kim made a motion to approve the deck for 4030 as presented. The motion was duly seconded by Elisabeth and unanimously approved by the Board.
- B. Water Leaks: Rick reported there had been a few leaks in the roofs and a drain leak in one of the garages. All of the reported leaks have been addressed and several roofs have been shoveled. No interior repairs will be done until the snow has fully melted and ice dams are completely gone in the spring to ensure that further leaking will not take place in those areas.
- C. Recycling: Pam reported an unidentified individual had printed, laminated, and hung signs that were incorrect about recycling receptacles being available Bluff dumpster building. There are no recycling receptacles available in the Bluff Condos. Kim reported that cardboard and glass recycling is available in Ketchum next to the fire department training facility.
- D. New Property Manager: Pam noted that the Board reviewed management proposals and voted to change to another Property Manager. A letter was sent to all owners

notifying them of the change. The new property manager is Information Alternatives, Inc., owned and managed by Charles and Sharon Williamson. They will take over duties on April 1, 2023. Additional information will be mailed to owners in mid-March. The Board thanked Rick and Terra Management for their service. All Bluff bank accounts will be changed from Terra Management to Information Alternatives, Inc.

Motion: Elisabeth made a motion to remove Richard A. Osenga, Jr., Heather and Jillian Osenga (online access) from the Bluff Condominium Association, Inc. bank Accounts at Mountain West Bank and make Pamela Larsen, President, Eric Smallwood, Treasurer and Charles Williamson, Information Alternatives Inc., property manager the authorized signers on the capital and operating accounts, effective April 1, 2023. Kim seconded the motion and it was passed unanimously.

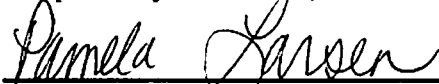
VI. Executive Session

A. Discussion of the logistics of changing property management company.

VII. Adjournment

Charley made a motion to adjourn the meeting at 4:15 and it was seconded by Elisabeth. The meeting was adjourned.

Respectfully Submitted,



Pamela Larsen, Bluff Condominium Board President



Kim Gunning Bluff Condominium Board Vice-President