

**BLUFF CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
July 18, 2026
AFTER ANNUAL MEETING**

MINUTES

PRESENT: Anita Northwood – President
Brad Bergquist – Secretary/Treasurer
Sonja Uri – Director
Scott Cantor – Director

NOT PRESENT: Eric Smallwood – Vice President

OTHERS PRESENT: Chuck Williamson – Manager

CALL TO ORDER:

The meeting was called to order at 12:15 p.m.

ESTABLISH A QUORUM:

A quorum was established with 4 directors present. Eric Smallwood was unavailable.

ELECTION OF OFFICERS

MOTION: Sonja moved to approve the existing slate of officers, Scott Cantor seconded, the motion was unanimously approved. The officers for 2026/27 are as follows:

President: Anita Northwood
Vice President: Eric Smallwood
Secretary/Treasurer: Brad Bergquist

NEW BUSINESS

Landscape Request – Mr. & Mrs. Peay Unit 4009: Sharon and Anita explained that the Peay's reported that they were informed that when a tree was removed in front of their condominium, several years ago, that it would be replaced. The Peay's subsequently expressed that the plan for replanting should include additional landscape plantings at the pathway entry area adjacent to their condominium. Sharon informed the board that a tree was planted, as requested by the Peay's, situated between the condominium decks on the parking lot side of their condominium building. The planting of the additional landscape materials requested by the Peay's include grasses and bushes which has been estimated at \$1,900. After discussion, ***MOTION: Sonja moved to approve the planting request with the understanding that the expense of installation, materials and sprinkler modifications would be at the individual owners expense, Brad seconded, and motion was unanimously approved.***

Landscape Request – Ed Hart & Eileen Engstrom Unit 4038: Sharon informed board members that the owners of unit 4038 would like to plant a maple tree in the lawn area near the entrance to their condominium. Maple trees are on the list of approved planting material. The owners have agreed to pay the expense of planting. After discussion, ***MOTION: Brad moved to approve the installation of a maple tree in the common area near the entrance of unit 4038 at the owners expense, Sonja seconded, and the motion was unanimously approved.***

Window Bump Out - Easement Review – Meagan McKenzie Unit 4130: Chuck explained that the City of Sun Valley has informed management that the owner of 4130 must either replat her Bluff building, or have the Board provide an easement for granting the bump out window encroachment into the common area. Board members expressed concern about the easement and implications for future owners to expand their condominiums into the physical common area. Board asked that the easement be limited specifically to the approved elevated window bump-out and associated airspace, without creating broader rights to expand into other common or limited common areas.

After discussion, management was asked to complete the following:

- 1) **City of Sun Valley** – Request clarification from the City as to why it now has placing new requirement on window bump outs which have been done for many years in the Bluff Association with only Board of Director approval. Let the City staff know that reciprocal easement language already exists within the CCR's and is that sufficient.
- 2) **Easement Change** – Have legal counsel clarify that the easement only applies to “airspace” and restricted to within the exterior building boundaries.

Board members agreed that the revised easement could be emailed for approval in lieu of holding an additional meeting to approve the easement modifications.

SET 2026/27 MEETING DATES

Pending: *Note: Meeting dates were not presented during the meeting for Board approval.*

ADJOURN

With no further business the meeting was adjourned at 1:05 p.m.

Respectfully Submitted,

Chuck Williamson
Recording Secretary