

# THE BLUFF CONDOMINIUM ASSOCIATION

## AUGUST 2026 NEWSLETTER

*The Idaho Homeowners Association Act took effect on July 1, 2022, requires that owners be notified of Board meetings and fees at the start of each year. In compliance with the HOA Act please be advised of the following:*



**2026/27 Meeting Schedule:** TBD

### **Fees Schedule:**

Monthly Association Dues: Range \$431.17 to \$867.54  
Finance Charges: \$15 + (10% Annual (.833% Mo.))  
Condominium Bank Questionnaires: \$100.00  
Violations: \$100 to \$500 Per Occurrence



**Capital Reserve Dues Increase:** The Board of Directors in their June 10<sup>th</sup> meeting approved the 2026/27 Operational and Capital Reserve budgets. These approved budgets can be found on the Bluff website: <https://bluffassociation.com> No Operational dues increase will occur in 2026/27; however, the capital dues will be re-established and increased to same amount owners paid in 2024/25

totaling \$220,000 annually. As you may recall, the Board redirected a portion of the capital reserve collections in 2025/26 towards the operational budget to keep total dues the same until a new capital reserve budget could be updated and approved. The Board approved the new Capital Reserve long term budget in their meeting on June 10<sup>th</sup> as previously reported to the owners.



**The Annual Membership Meeting Report.** We would like to thank all the owners who responded to our request for last minute proxies. Your efforts helped us establish a quorum and officially hold the meeting. Owners can view the meeting minutes in the members section of the Bluff website: <https://bluffassociation.com> Owners present were shown a presentation on the work done to date by the Amenity Renovation Committee.



**Pool & Hot Tub Replacement Committee:** The Bluff Amenity Renovation Committee is currently working on an updated pool and hot tub replacement plan. The pool and hot tub have exceeded their useful life and are in need of replacement. The committee has met on several occasions to review pool, hot tub, security and building renovations, which we believe you will appreciate. Pricing is being compiled on various options under consideration. Management will soon be reaching out to the City of Sun Valley for their input on the plans under consideration. The goal is to not have overly burdensome City code requirements imposed on this maintenance project. We will keep the owners informed as this project moves forward. Hopefully, demolition could begin as early as this fall after the pool and hot tub close for the season.

**Bluff Path Reconstruction:** The Bluff pathway from the pool area to Elkhorn Road is scheduled to be reconstructed after Labor Day. The project will entail removing and repaving the pathway surface and removing the inoperable light fixtures.



### **CONTACT INFORMATION:**

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