

Sauna Renovation - Chuck reported that the sauna is scheduled for renovation and expected to be completed before Thanksgiving. Management is reviewing the possibility of reducing the overall size of the sauna to make it more energy efficient and possibly provide a space for additional storage or pumphouse expansion. Gretchen requested that owners be informed before reducing the size of the sauna.

Landscape Alterations

4134 – Tree Relocation – Chuck reported that the dwarf spruce replanting is pending until the tree removal master plan is implemented. It may be possible to replant the tree in another location after the master tree removal plan is implemented.

Tree Removal Master Planning – Management reported that the first stage of the tree assessment master plan is complete. The arborist evaluated and prioritized the tree removal for disease and structural damage potential to buildings, pathways, parking areas etc. While the fire risk remains a concern with tree proximity to the buildings, it was not a primary consideration for removing the trees. It was determined that the Bluff Association is unable to meet the fire department recommended building clearances without removing nearly all trees around each building. Anita stated that the Board is reviewing pruning and limbing up the trees to provide some Firewise recommended action to reduce the overall fire threat to the buildings. Limbing up trees will be coupled with installing mulch beds under trees for appearance and lawn maintenance efficiency. Management has reached out to various tree removal contractors for pricing of the first phase of the recommended tree removal program. Owners asked about ongoing tree removal when the first phase is complete. Chuck explained that a second phase of tree removal planning will begin after the first phase is complete. The second phase would include future damage potential, age of planted materials, ongoing disease impact, owner requests for view preservation, etc. which may or may not occur based on owner concerns for taking such action. Nothing will be done on tree removal without owners first being notified. Each tree identified in the initial phase of the Tree Removal Master Plan is being removed for a reason in which owners will be made aware before any action is taken.

Maintenance Items – Chuck reported on the following maintenance issues outstanding.

Key Check – Management reported there are 4 buildings where keys need to be checked, and dryer vent locations identified. This project is expected to be completed in the coming days.

Dryer Vent Cleaning – Chuck stated that management has changed their opinion as to the Association mandating dryer vent cleaning. On a recent inspection there appear to be many dryer vents that are showing signs of cleaning neglect by owners. There is starting to be a large buildup of lint present of some exhaust vents which is a fire hazard and an impediment to the efficient operation of the dryers. Management will be recommending that mandatory cleaning be performed on condominiums where care has not been provided by the unit owner. The cost would be on a time and materials basis since dryer vent installations vary significantly from unit to unit. Owners who have had their dryer vent cleaned recently would be exempt from a mandatory program. [Board members will discuss a mandatory dryer vent cleaning program at their next meeting.](#)

Bike Racks – Chuck reported that permanent bike rack locations are under consideration as part of the overall capital reserve study. More will be reported when the capital reserve study is finalized for Board and owner consideration.

Rain Gutter & Downspout Cleaning – As reported earlier, gutter cleaning will be done twice a year based on owner requests for increased service.

Pavers – Chuck reported that walkway pavers that are showing sign of deterioration are being replaced to avoid a potential tripping concern. This project is currently ongoing.

NEW BUSINESS

Meeting Date Change – Management requesting a meeting date change for the June 12th Board meeting. After discussion, the Board meeting date was changed to **Wednesday June 10th at 4:00 p.m.**

Owner Request - Jane Connor 4114

Handrail Installation - Jane requested that a top handrail, similar to several other buildings, be installed on the stairwell of her building. Management reported that all buildings were reviewed and that a majority of the buildings are without the top handrail; however, all buildings had a primary handrail installed within the stairwell. Chuck stated that if the Board approves this expense, they should consider doing the same on all buildings where top rails have not yet been installed. Chuck suggested owners wishing to install a top handrail should be allowed to do so at their expense. The matter was not voted on during the meeting.

Christmas Tree Ban – Jane suggested that natural Christmas trees within the condominium units be banned due to a potential fire hazard, disposal costs and debris in the common area. After discussion, the Board concluded that a ban on Christmas Trees is not necessary; however, management will include useful fire prevention tips in the next newsletter for owners who opt to have a Christmas tree in their condominium over the holiday season.

ADJOURNMENT

With no further business ***MOTION: Eric moved to adjourn the meeting, Sonja seconded, and the motion was unanimously approved.*** The meeting was adjourned at 5:07 p.m.

Respectfully Submitted,

Chuck Williamson
Recording Secretary