

THE BLUFF CONDOMINIUM ASSOCIATION

JULY 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:

2025/26 Meeting Schedule:

Saturday – July 18, 2026
Annual Meeting – 10:00 a.m. at Harker Center

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



Annual Membership Meeting: The Annual Membership meeting is scheduled for Saturday July 18, 2026, at 10:00 a.m. in the Harker Center. All owners should have by now received their annual meeting packet via US Mail and a copy was emailed to all owners in June. If you have not already done so, please return your proxy in the self addressed envelope in your information packet. Please send back your proxy even if you plan on attending the meeting, it will be discarded when you

arrive for the meeting either in person or on Zoom. Your efforts will help establish a quorum in advance of the meeting and help in our preparation efforts.



Capital Reserve Budget Status: The Board of Directors reviewed and approved the updated long term capital reserve budget. The capital reserve collections starting on August 1, 2026, for the next fiscal year, will increase back to 2024/25 collection level of \$220,000 per year. A copy of the approved long term Capital Reserve Budget can be found on the Bluff website: <https://bluffassociation.com>



Pool & Hot Tub Replacement Committee: The Bluff Pool Renovation Committee is currently working on an updated pool and hot tub replacement plan. This will be discussed in more detail during the annual meeting. 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. We look forward to bringing everyone up to date during the annual meeting.



Landscape Repairs are Underway: Repairs to areas where trees have been removed are underway. **PLEASE** allow us an opportunity to make the repairs before criticizing. **PLEASE** do not interfere with, disrupt or yell at the landscaping contractor. **PLEASE** do not make any special requests from the landscape contractor. **PLEASE** contact management if you have any questions. We have had some issues and ask for your patience and understanding while this work is being done. **THANK YOU!**



CONTACT INFORMATION:

Managers: Sharon & Chuck Williamson
Phone: 208-622-8405
Email: Infoaltinc@cox.net
Website: <https://BluffAssociation.com>