

Scotsdale Bluffs HOA

Board of Directors Meeting Minutes

Date: July 17, 2025

Time: 6:00 PM

Location: Zoom Video Conference

Attendance: Kathryn Vetter, Kathy Tolleson, and Peter Glushko

Call to Order:

The meeting was called to order at 6:03 PM by Director Vetter. A quorum was established with the presence of board members Kathryn Vetter, Kathy Tolleson, and Peter Glushko. The notice of the meeting was posted 48 hours in advance.

Approval of Previous Meeting Minutes:

Approval for the minutes from the April 23, 2025 was tabled to the following meeting.

Old Business:

- The Board discussed ongoing compliance matters, including homeowner-reported issues and follow-up actions by management.
- Clarification was provided regarding temporary versus permanent exterior items and compliance expectations.

New Business:

Pressure washing of the community was discussed, including scope and condition-related concerns.

- Motion: Proceed with pressure washing as discussed, subject to estimate adjustment from Emerald Services (Vetter\ Tolleson).
- Result: Motion carried (3,0,0).

Adjournment:

The meeting was adjourned at 6:24 PM (Vetter\ Tolleson). 3 in favor / 0 opposed / 0 abstentions. Motion Carries.