The Bluffs Annual HOA meeting

August 27,2025

King Road Library, 3900 King Rd, Sylvania Ohio

19 members were in attendance

J. Stead opened the meeting at 6:05 pm and introduced Karen Greene, President.

Karen introduced and welcomed new members of the community:

Properties sold and for sale

* 2021 Austin Bluffs (pending)
* 2034 Austin Bluffs (pending)
* 2016 Austin Bluffs, new residents Vanessa & Brian Offomah
* 2150 The Bluffs, new resident Laura Dauer
* 2008 The Bluffs, new residents Anastasia and Paul Hanson
* 2000 The Bluffs, new residents the McGown family

Discussed:

The half year financial report is now posted on the website

The list of Restrictions and Declarations violations along with the schedule of fines is being posted on the website.

The Board will be seeking resident input regarding combining bylaws of the Master, Villa and Condo Associations What are the pros and cons

Karen introduced the topic of rentals with a discussion of the five current properties

PROPOSED

An amendment that would restrict further rentals. Said amendment would define regulations for each rental and allow for fines. **A vote/quorum is required for formal approval of the proposed amendment.** Karen will schedule a meeting early in October. Residents who cannot attend and vote are asked to complete a Proxy. More Information will be forthcoming both on the website and mail.

JStead adjourned the meeting at 6:40 with Chad seconding the motion