

February 6, 2017

Greetings and Happy 2017 to our Bluff Creek Homeowners and Neighbors,

The Homeowners Association Board of Directors has remained active over the last 4 months, and we thought you would be interested in the following updates.

1. Our Website: Please let us know if our site at www.bluffcreekestates.org is serving your needs. We continue to regularly update this site with useful information, including minutes from recent meetings, copies of important documents, and a neighborhood directory. Enrollment in the Community Directory has been slow. If you think a neighborhood directory is useful but haven't signed up yet, please go ahead and enroll using the form on the Directory Page. The password to that page was provided in the abbreviated update emailed to all homeowners. Please also let us know, via the contact form on the site or via our e-mail address below, if you have suggestions to improve the website.

2. Amendment to the Covenants: As discussed at our Fall meeting on October 26, 2016, we have presented an amendment to the 1992 Covenants and a set of Architectural Guidelines which we hope will allow more clarity and flexibility regarding the process of new construction, additions, or other property changes. Copies of these documents are available for review on the website. So far, we have obtained only 22 of the 68 complete sets of signatures necessary to approve the amendment. It is important for you to contact Pat Bess using the information at the end of this letter and arrange to add your notarized signature to the approval form. We will also provide an opportunity to complete this process at the next general homeowners meeting.

Finally, please remember that section 5, paragraph (a) of the 1992 Covenants we all signed states, "no residence or Exterior Structure may be erected upon any Lot unless and until the building plans, specifications, materials, location, elevations, lot grading plans, general landscaping plans, and exterior color scheme have been submitted to and approved in writing by the Architectural Committee." This applies to renovations and modifications as well as new construction, and plans must be submitted and approved before the project begins.

3. The Lake: Funds from last year's special assessment are available to purchase a new fountain, but the Board elected to delay the purchase after analysis by Board member Sean Cox showed that the problems last summer were due to overheating of the circuit breakers that control power to the fountain and to silt clogging the intake, rather than to the fountain itself. The possibility of replacing the fountain and keeping the refurbished older unit as a spare remains under consideration, but leaving it sitting unused can be detrimental to the life of the motor. We are working on plans to rectify the problems and improve the fountain's reliability next year. Also, we are leaving the fountain off for the winter, to allow the lake to freeze as part of the goose abatement program.

4. The Geese: The Fire Marshall unfortunately refused to allow us to use pyrotechnic devices, the Missouri Conservation Department's favored method of scaring geese away. Board member Jim Krogman is leading the goose harassment effort, and we have been chasing them off both in person and using a \$200 radio-controlled boat purchased by the HOA (suitable drone technology

being too expensive). A nest collection like the one last year is planned for the spring. Geese who are hatched and learn to fly here imprint on our location and return here to breed for the rest of their lives. The geese have become aggressive toward people, cars, and pets, and their waste is an unwelcome feature around the Lake. Based on the discussion with the Conservation Department, the best strategy is to keep driving them away, and showing them that this is not a friendly place to live or nest. **SO PLEASE, PLEASE DON'T FEED THE GEESE!** There are no laws against harassing geese, and geese are not equipped to inflict direct harm. Injuries can occur when people try to avoid geese and fall, run into trees, etc., so please be careful. We prefer chasing them away, but since we lack the option of using pyrotechnics, a Conservation Department-run goose "roundup" in June/July may be the only definitive solution to the problem. The Conservation Department requires us to record all our abatement efforts and any adverse encounters between geese and residents (e.g. you sit in your car twiddling your thumbs while they slowly cross the road) before they agree to a roundup, so please let us know of any incidents.

5. Fishing: The "No Fishing" signs have been restored and the Board continues to strongly recommend against fishing in the lake. Between the chemicals to kill the algae, fertilizer chemicals from surrounding lawns, the concentration of goose poop, and the possibility of falling/drowning, the risks are very high, and fishing is just extremely unwise.

6. Lot at Chinaberry and Lacewood (northwest shore of the lake): The Board is aware that this remains an eyesore, and we and Community Association Management remain in frequent contact with the owner and builder as excavation has progressed. There are legal issues which may impact on the pace of construction, and the Board's ability to influence the appearance of the property is limited. We are working as hard as we can to keep the lines of communication open and to explore all possible options if the work does not progress appropriately.

7. Fountain at Bluff Creek Drive Entrance and Lights Along the Bridge Over the Lake: The fountain's water flow (now off for the winter) has been successfully repaired, but some of its lights and the lights along the bridge are not working reliably. Board member Sean Cox was kind enough to make a comprehensive inspection of the lighting and electrical systems at these locations. Various light bulbs, circuit breakers, and/or electrical ballasts are damaged or worn out and need to be replaced. The initial cost estimate is a few hundred dollars, and the Board is working on budgeting for this and contracting for the work.

8. Oceans Behavioral Health: CenterPointe's planned 72 bed general psychiatric hospital in North Columbia is scheduled to break ground and start construction in February, 2017. Despite this, Oceans' appeal of their Certificate of Need denial continues, and several Bluff Creek residents (including two Board members) have been certified as intervenors to present evidence in opposition to Oceans' efforts. On January 18 Oceans requested a continuance (delay) in the proceedings, and a meeting to set a trial date is scheduled for April 14.

9. Mecca Companies: An Indiana real estate developer, through an agent in Missouri, has sent a letter to Mayor Brian Treece and has applied to the Missouri Housing Development Commission (MHDC) seeking 4% MHDC financing and tax credits to build a 68-unit low-income apartment complex on the land at the intersection of Chinaberry and Old 63 (yes, the same land Oceans was

looking at). After careful consideration, the Board has chosen to oppose this plan for a number of reasons. Vehicles from the proposed development might increase our problems with speeding on Chinaberry Drive, and will certainly increase traffic crowding on Chinaberry and at the traffic circle. We also have questions about the developer's ability to maintain a high level of maintenance through the development's anticipated useful life. We will notify you if additional input from the community is needed.

10. Special Assessment: We have completed all the safety items and half the repair items targeted in the 2016 Special Assessment. An accounting of how these funds have been used is posted on the Directory page of the website (so this financial data will have password protection).

11. Spring Homeowners Meeting: Tentatively scheduled for Tuesday, April 18, 2017 at 6:00 P.M. at the Missouri Cattlemen's Association Building.

The Board is always happy to hear and respond to homeowner observations and concerns. First calls should be to Pat Bess at Community Association Management (CAM), 573-499-4445. You can also email bluffcreekestates@gmail.com (will be automatically forwarded to each Board member and CAM).

If you don't hear back from either Pat's office or the e-mail above in a timely manner, try Erik L at 573-268-6219, or Dave S at 573-864-6401. Please remember that no one Board member can unilaterally make decisions or speak on behalf of the Board or the Association.