

# Buffalo Creek Homeowners Association

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## Board Meeting Minutes June 8, 2023

**MEETING:** The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, June 8, 2023. Pat called the Meeting to order at 7:05 pm.

**PRESENT:** Board Members present: Pat Cordova, Michael Katalenic, and John Mueller. Ted Craig and Dan Sattler were not in attendance. A quorum was established.

**HOMEOWNERS:** Rya Fredrick, 3465 Firewater, questioned having to cut her trees & shrubs back from and out of the Common Area fence, when HOA Trees can be seen touching the Common area fence. Pat explained that Zak George is under contract to cut back the trees and they do it each spring. We are getting ready to do a major fence project and we need to get the fence ready. Manager Tim Singewald said that Rya had requested a 30-Day Extension to complete her project and that she had received approval for 30 days.

**HEARING REQUEST:** Management presented a request from homeowners Mr & Mrs Garner for an extension for dealing with their weeds. Tim had driven past their house on June 5<sup>th</sup> and the weeds were not an issue. Compliance did a drive around June 7<sup>th</sup> and did not note their property in violation. The Board felt that they were safe for the next two weeks when the next drive-through would occur. Management will monitor this.

**MANAGEMENT REPORTS:** Michael made the motion to approve the Minutes from April 13<sup>th</sup>. John seconded the motion, and it carried by unanimous vote of the Board. Tim discussed the two new CD's which were negotiated, and the penalty incurred on one of them to redeem early. The interest penalty was more than offset in the first couple of weeks of interest under the new CD and we are now getting more than \$1,000.00 a month in interest over what we were getting. He will be presenting plans for a new CD later to be opened in another bank as we are at the FDIC limit at Key Bank. Management discussed the Violation letters sent out and the notices sent to homeowners for fence repairs and staining. He presented a packet of homeowners who had requested and were granted extensions for repairs. Management reported that due to the rains over the last two weeks he did not send Certified letters for yards this past drive-through but would on the next. Pat made a motion to approve April's financials and was seconded by John. The vote to approve was unanimous. John made the motion to approve May's financials and was seconded by Pat. The Vote to approve was unanimous.

**ARCHITECTURAL REVIEW COMMITTEE:** Tim gave an update on ARC requests.

**DISCUSSION ITEMS:** **Blow In Dirt** Management contracted with Bell Law, under Board approval (Pete Dauster's firm has represented the landowner in the past and had to recuse themselves), to produce a letter to the landowner to the North requesting they solve our issues with the blow in dirt. A copy of the letter had been sent to the Board this past week, was approved for the attorney to send out and it requested a response back by June 15<sup>th</sup>. **Envelopes and Letterhead.** Management informed the Board we are running down on letterhead and envelopes. We try to purchase a 2-year supply from Citizen Printing in Ft Collins. **Posts – Cedar Fence Inventory**

Management has been keeping a small stockpile of Cedar fencing as it's difficult to get supplies at times, and it costs extra to run all the way to Cedar Supply by Loveland each repair. He stated that our repairman had found a better supply out of Menards in Cheyenne, better product, and cheaper costs. Management said we would be buying from them in the future and asked the Board if we could make fencing supplies available to homeowners to try and aid in the fence repair project. The consensus of the Board was we should. Tim would let homeowners know who we pick for our fence repairs this year, make them known to homeowners, and allow purchasing supplies from our stockpile. **Flower Garden.** Management reported that Zak George would be handling the flower garden at the HOA sign.

**VOTES OF THE BOARD Bank Account** A resolution was presented to authorize Management to open accounts at 1<sup>st</sup> Bank to take advantage of their new CD Rate of 5.25% interest on a 182 day CD. We are currently earning 1% on funds he would like to move. Pat made the motion to open accounts at 1<sup>st</sup> Bank and Michael seconded the motion. The vote to approve was unanimous.

**EXECUTIVE SESSION:** At 8:20 John made the Motion to go into Executive Session and Pat seconded. The vote was unanimous to go into Executive Session. At 8:50 the Board exited Executive Session and reconvened the regular meeting.

**Hearing Response:** Pat made a motion to have Management draw up a Conditional Variance for Tyler and Erin Liebman, 3122 Iron Horse Ln, front yard landscaping, explain they are in violation, they have a noncompliant yard, develop a plan to get them into compliance, and recirculate that document to the Board for approval prior to sharing with the homeowner. Michael seconded and the Board voted unanimously to approve. Pat made a motion to have Management work with the Garners on their weed issue and send them a Hearing Response. Michael seconded and the vote to approve was unanimous.

**Violation Issue:** Homeowner Suarez had received several Violation Fines and entered into a payment agreement where they were paying an extra \$60.00 per month to pay down their fines. In past years there were several issues and recurrences, however over the past year there have been none. Management pointed out that the Board views fines as a means to get homeowners compliant, not a way to make money and requested That the Board forgive the remaining amount due from the Suarez family of \$260.00. Pat made the motion to forgive the remaining balance and Michael seconded. The motion was carried by a unanimous vote of the Board.

**FENCE STAIN BIDS:** Pat made the motion to split the fence stain project into two phases and offer the North Bid to Almighty Hand (Cort) and the South portion to CO323LLC (Jeremy), Jeremy, our fence repairman, currently has a large number of HOA repairs needing to be done. These were middle of the road bids and within a few hundred dollars of each other. This would give us two contractors to work with and refer to homeowners that request suggestions for help. Michael made the second and it was approved by a unanimous vote of the Board.

**NEXT BOARD MEETING:** The next Board Meeting will be held Thursday, August 10, 2023, at 7:00 pm at the Leeper Center.

**ADJOURN:** With no further business before the Board, at 9:08 pm Pat made the motion to adjourn, which was seconded by John. The vote was unanimous to adjourn.