

# Buffalo Creek Homeowners Association

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**MEETING:** The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, January 6, 2022. Sally called the Meeting to order at 7:00 pm.

**PRESENT:** Board Members present: Sally Weiser, Bryan Lamoreaux, Jeff Looney, and Ted Craig. Clayton Graves, Zachary Boyer and Victoria Benjamin were not in attendance. A quorum was established. Clayton arrived late.

**HOMEOWNERS:** Matthew Chudacoff, Antonio Enriquez, Brenda Williams, Becky Harrison, Shel Bikandi, Kass & Mark Kohrmann, and Matt Walker by zoom.

**Hearing Request:** President Weiser went over procedures for the Hearing Request. Antonio Enriquez, 3177 Firewater, Upper-Level Deck. Matthew Chudacoff council for Mr Enriquez read from Mr. Enriquez Hearing Request. Mr. Enriquez has two requests of the Board; 1) Reject the policy of no upper-level decks. 2) Approve Mr Enriquez request for his second floor deck. Matthew Walker, 9052 Raging Bull, Basketball Hoop. Matt requests a reversal of his \$50.00 fine. He claimed that his fine did not have a previous notice two weeks prior.

**MANAGEMENT REPORTS:** Ted made the motion to approve the November Minutes. The motion was seconded by Jeff and approved by a unanimous vote of the Board. After a brief discussion Bryan made a motion to approve the November Financials and his motion was seconded by Jeff. The Board passed the motion by a unanimous vote. The December Meeting was cancelled so no minutes are required to be approved. There was a discussion on the December financials covering the pay down on the Delinquencies, much to the efforts of the HOA attorney. They are now down to \$11,131.00. Tim discussed the Year End loss being lower than was Budgeted. The Budget was estimating a loss of \$30,000.00, however, with Board efforts to watch costs we ended the year at a loss of only \$6,000.00. Tim pointed out that with the increase in the dues, and with most of our larger costs locked in for 2022, we should be able to finish next year in good shape and may not need to raise the dues again next year. He gave an update on the increase process and that it has been received well by homeowners because he believed there was a lot of discussion at the last Annual Homeowners meeting and disclosures in the newsletters. There are a couple homeowners who are pushing back against the conversion to Annual or ACH. The process of changing all the computer files and the bank was more tedious than was anticipated, but everything has been updated and processed. Bryan made the motion to approve the December Financials which was seconded by Ted and passed by a unanimous vote of the Board.

**ARCHITECTURAL REVIEW COMMITTEE:** Tim reported that only 5 standard requests came through and the ARC Committee was not needed. Applications were all turned over within 24 hours. Tim shared some problems with solar companies this summer which affected 4 homeowners. One, four months later, still is not able to get a completion certificate. A note will go out in the Newsletter.

**DISCUSSION ITEMS:** Tim discussed the issues with the Christmas lights this year. He called the contractor, Sav A Tree, on the lights, they came out and got them going, however, they were not working a few days later. They came out again and took pictures of the chew marks which I passed onto the Board. The repairman reported that this is an Act of God, not covered under our agreement and we would need to start paying for repairs. They were not shinning during Christmas. I did not call for additional repairs as we have already exceeded the budget. I later received a bill for about \$800.00 for that second repair which we will need to discuss at the next Board Meeting. Annual Homeowners Meeting is next week. Everyone should be receiving their notices this weekend by mail. Sign up for that meeting begins at 6:00 pm and help from the Board before 6 to get things set up is expected.

**EXECUTIVE SESSION:** At 7:42 pm Bryan made the motion to go into Executive Session for legal advice. Ted seconded the motion, and the vote was unanimous to approve. Sally closed the business portion, and we took a short recess as the room cleared. Sally closed the Executive Session at 8:06.

**Direction:** Tim was charged with writing up the Hearing Response, running it to the Attorney, then pass it by the Board prior to sending it out. Attorney Pete Dauster, pointed out to the Board that if an item was brought up at the Annual Meeting, that it should be followed up with a survey of the entire HOA so we get everyone's input.

**NEXT BOARD MEETING:** The next Board Meeting will be after the Annual Homeowners Meeting that will be held Thursday, January 13, 2021, 6:30 pm at the Leeper Center.

**ADJOURN:** With no further business before the Board, at 8:07 pm Ted made the motion to adjourn, and Bryan made the second. The vote was unanimous to adjourn.