

# Buffalo Creek Homeowners Association

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## Board Meeting Minutes April 10, 2025

**MEETING:** The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, April 10, 2025. Pat called the Meeting to order at 7:02 pm.

**PRESENT:** Board Members present: Pat Cordova, Dan Sattler, Ted Craig, Michael Katalenic, and John Mueller. A quorum was established.

**HOMEOWNER HEARING:** Jennifer Johnson, 8889 Crossfire Dr, requested a hearing of the Board of Directors to discuss her Delinquency. Jennifer discussed her fines with the Board and the Board took her information into consideration. **Findings:** Jennifer will be required to make Monthly payments of \$60.00 by ACH. Trash service will continue, and the account will not be turned over to the attorney for collection. At year end, with 8 monthly payments in the amount of \$480.00 the Board authorizes the suspension of the remaining \$610.00 of fines for 6 months, and if there are no further violations and/or delinquencies on the account for those 6 months, the \$610.00 will be fully removed from the account. If an Agreement is not entered into and/or if it is not adhered to during the term of the agreement, the full amount owing will be immediately due, trash services will be suspended and the account turned over to the Attorney for Collection.

**MANAGEMENT REPORTS:** Dan made a motion to approve the Minutes from the February Board Meeting. Pat seconded the motion and the vote to approve was 4 in favor with one abstention, the motion carried. After discussion, Dan made the motion to approve the February and March Financials. Ted seconded the motion, and the vote of the Board was unanimous to approve.

**DISCUSSION ITEMS:** Tim informed the Board that the Taxes have been paid for Calendar Year 2024 and that we are set up for Quarterly payments of estimated tax in 2025. Tim discussed the upcoming Spring Newsletter, and the Board requested that notice about discontinuing Spring Clean Up includes the homeowner's ability to schedule additional private pick-ups. Homeowners should also be reminded about Yard Waste availability, the requirement to have trash lids down, and reminder that Ram is often in the neighborhood by 7:00 am. A notice about applying a pre-emergent for weeds could be helpful. Michael would like to see a notice about drivers and children. Remind Homeowners that Xfinity is supposed to repair any sprinkler and/or landscape damage. Tim discussed changing the Agenda format, taking both the Delinquency and Violations Report from the Agenda and simply adding the report to the financials report. Tim reported that our Attorney has informed Management that he is friends with a Law firm that has two Rental properties in our HOA, and he has a conflict with going after them for Violations, Delinquencies and Collections. Tim is to find a solution. Zak George came back with a contract for Flowers at the sign at Washington and Co Rd 9 at \$1,500.00 which is more than the \$1,200.00 we budgeted for. It was the consensus of the Board to approve. Tim told the Board he would be getting an early start on the Spring Startup of the irrigation system, worried about possible repairs needed after the Xfinity installation this Winter. We also know of 2 Homeowner Raw Water connections along Co Rd 9 which need repair.

**NEXT BOARD MEETING:** The next Meeting will be held on Thursday, June 12, 2025, at 7:00 pm at the Leeper Center.

**ADJOURN:** With no further business before the Board, at 8:07 pm Dan made the motion to adjourn, which was seconded by John. Pat will not be able to attend the next meeting. The vote was unanimous to adjourn.