

Buffalo Creek Homeowners Association

Board Meeting Minutes April 14, 2022

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held on Thursday, April 14, 2022, at the Leeper Center. Pat called the Meeting to order at 7:00 pm.

PRESENT: Board Members present: Pat Cordova, Ted Craig, Clayton Graves, and Michael Katalenic. A quorum was established.

HOMEOWNERS: Tyler Meiers of 9074 Trailhead had received a Violation Notice for a yard violation for items in his front yard 2.66. The letter is not specific and should identify what items. Section 2.66 in the Guidelines is for Wells, 2.67 is the correct designation and will be changed on future letters. Tyler also stated he would consider helping on the ARC. Heather Traw, 9062 Trailhead received the same notice for a picknick table in her front yard and said it had been there for a couple of years. It was suggested that she place it on an ARC Request and the Board would consider it. The Board agreed to drive by and look at these properties. (I drove by Friday morning and saw no issues at 9074tra.) Tim would drive by with compliance and see if they remember what was in the yard. The Board asked Tim to get with Bryan and eliminate the HOA Board email as it is causing problems.

MANAGEMENT REPORTS: Clayton pointed out a typo on page 2 which would be corrected. Clayton made the motion to approve the Minutes so corrected and Pat seconded. The motion carried by unanimous vote of the Board. Tim discussed the collection efforts to date and those on the delinquency list that were noted to be resolved by next meeting. He pointed out that 4 accounts had been turned over to the Attorney for collection. Clayton made the motion to approve the Financials and Ted seconded. The motion passed by a unanimous vote.

ARCHITECTURAL REVIEW COMMITTEE: There were 5 ARC Requests this past month.

DISCUSSION ITEMS: Both Sally Weisser and Jeff Looney needed to resign from the Board. Sally was Board President and we needed to vote for President. Clayton made the motion to appoint Pat Cordova as President. This was seconded by Ted and Pat was elected as President by a unanimous vote of the Board. Clayton made the motion to appoint Michael Katalenic as Vice President to cover the Vacancy created by Pat moving to President. Ted seconded and the Board voted unanimous to appoint Michael as Vice President. Controller B on Stampede has been replaced making all the HOA irrigation zones radio controlled. Tim did a pre-season walk through with Michael of Zak George looking at items to address this coming season. Tim has ordered chlorine for the wet well black algae mitigation. Tim will be putting out a Spring Newsletter covering the Middle of May Clean Up and will also ask for volunteers for Board Members. Ten trees need to be replaced. Trees have already been budgeted for and will address this spring. Tim will research Maple trees. Clayton has taken over as Administrator of the Buffalo Creek Homeowners Facebook Page. At our last Board Meeting the Basketball Hoop guidelines were passed by unanimous vote and Management was asked to hold on presenting to homeowners for time to allow Board members not present to weigh in. Tim will send final decision to Cox and allow suspension of the last fine charged of \$200.00.

NEXT BOARD MEETING: The next Board Meeting will be held Thursday, June 9, 2022, 7:00 pm at the Leeper Center.

ADJOURN: With no further business before the Board, at 8:07 Clayton made the motion to adjourn which was seconded by Pat. The vote was unanimous to adjourn.