

Buffalo Creek Homeowners Association

Board Meeting Minutes June 12, 2025

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, June 12, 2025. Dan called the Meeting to order at 7:04 pm.

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

HOMEOWNERS: No Homeowners present

HEARING: No hearing, homeowner submitted an approvable ARC Request.

MANAGEMENT REPORTS: Ted made a motion to approve the April Minutes. John seconded the motion and the vote to approve was unanimous. Ted made a motion to approve April and May Financials. John seconded the motion and the vote to approve was unanimous.

DISCUSSION ITEMS: Comcast/ Xfinity. Manager Singewald discussed the issues found this spring with damage to the irrigation system and the costs incurred by the HOA to fix the damage. The Board directed that Management send the bill for payment to Comcast/Xfinity and if it is not paid, contact the attorney for collection. **Altitude Community Law:** Manager Singewald discussed the issues around collecting fines on the two properties that our Attorney claimed a conflict of interest in collecting. Tim discussed the four different attorneys contacted and presented the Board with the information, fees and Engagement Agreement from Altitude Community Law (Altitude). Michael made a motion to go into an agreement with Altitude. The motion was seconded by Ted and the vote to approve was unanimous. Management is to get the Engagement Agreement signed by President Pat Cordova and proceed. **Block Party:** Manager Singewald presented the Board with a request for a Block Party for the Fourth of July. This would be the same as was approved last year, where Flaming Arrow would be closed from Wigwam to White Buffalo. The group is getting a Town approval. The consensus of the Board was there were no issues they were aware of from last year, so they approved it again for this year. **Zak George:** Manager Singewald discussed problems with the filtration system that is no longer flushing the filters automatically. The filter controller is damaged and not auto flushing the system, requiring Tim to drive to the pump house in the morning and evening to manually flush the system. The controller was damaged because the pump tech from Zak George, who had promised to come back and winterize the pump, never did. The price of a new controller is about \$1,000.00 and we do not know how much the labor cost will be. Tim will get this repaired ASAP and the Board instructed him to present the bill for repair to Zak George for re-imbusement. **Irrigation System Repairs:** Tim updated the Board on all the repairs being completed to the irrigation system. Several Board members noted they saw our sprinkler tech working on repairs. **Michael Katalenic** reported to the Board that this Board Meeting would need to be his final meeting. He will send an email of Resignation to the Manager.

NEXT BOARD MEETING: The next Board Meeting will be held on Thursday, August 14, 2025, at 7:00 pm at the Leeper Center.

ADJOURN: With no further business before the Board, at 7:52 pm John made the motion to adjourn, which was seconded by Ted. The vote was unanimous to adjourn.