

# Buffalo Creek Homeowners Association

---

## Board Meeting Minutes April 13, 2023

**MEETING:** The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, April 13, 2023. Pat called the Meeting to order at 7:00 pm.

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

**HOMEOWNERS:** **Dr Fred Condos** presented the Board with a Community Announcement about the proposed Asphalt facility being considered by the Planning Commission and Town, requesting that the Board authorize it to be sent to the membership. The Board found it to be informational and appropriate and asked Management to check with Cody Bird of the Town to make sure it was accurate prior to sending out. **Kim Cruz-Rodenbeck** questioned the HOA Covenant requirements for sod. She had concerns about the cost of water. Dan pointed out that the Water bill is so high because the Town increased the base rates to about \$100.00 before the water fee. If you look at your bills in February without watering and then look at last year's summer with watering, it will show about \$35.00 more. Four months of watering is a lot less than the costs of replacing and/or changing the landscape. Management would check with the Attorney on sod requirements and respond back to the Board. **Kass and Mark Kohrmann** requested the Board to waive their recent attorney fees. They paid their delinquency by Certified check which arrived past the due date and the day disclosed that it would be turned over to the attorney for collection. It was turned over and attorney's fees were incurred. Kohrmann's said it had been mailed prior to the due date but agreed it had not been received by the due date. The Board told the Kohrmann's that issues had been a recurring situation and that some of the Board members remember issues going back to 2012 and that in the past the Board has worked with them and that they have previously suspended fines on other occasions in good faith. Board Members have even worked with them on their yard and property to help them come into compliance, however the Kohrmann's do not follow through on what they agree to do. **Pat Cordova** asked the Board if his contemplated addition to his house/garage would be considered for approval by the Board if submitted to the ARC Committee. He did not want to spend money on Architects if it could not be considered. Management discussed similar additions within the community. The consensus of the Board was that if the conditions of matching the house and roof were followed, all setbacks were within the guidelines and if the Town building department would approve the construction plans, the Board would consider his ARC Application. **Dan Sattler** requested Management send a variance request for a dumpster.

**MANAGEMENT REPORTS:** Dan made the motion to approve the Minutes from February, seconded by John and the motion was passed by a unanimous vote of the Board. Dan made the motion to approve the February Financials, seconded by Ted and approved by a unanimous vote of the Board. Dan made the motion to approve the March Financials, seconded by Michael and voted unanimously to approve by the Board.

**ARCHITECTURAL REVIEW COMMITTEE:** Tim gave an update on 2 approved ARC requests: a pergola and a shed.

**POLICY CHANGES:** Management confirmed that the three policy changes for consideration tonight have been disclosed in the recent Spring Newsletter sent out to all Homeowners, that these changes were included on the Agenda which was posted on the website and that the Policies under consideration were also posted on the website, covering the requirement of making appropriate notice to the homeowners prior to the Board voting to adopt. It was also pointed out that these changes were initiated due to requests of the Homeowners at the recent Annual meeting of Homeowners in January. There were no homeowners present opposed. Dan made the motion to adopt the changes for “Policy for Collection of Unpaid Assessments, Policy for Enforcement of Covenants and Rules, and Conducting Association Meetings.” The motion was seconded by Pat and the Board voted unanimously to approve the three changes.

**DISCUSSION ITEMS:** Management discussed and presented pictures of a recent billing from Zak George for a fallen tree removal in the greenbelt behind the Indian Village homes in the amount of \$675.00. Management said the bill is not paid at this time and that there are conversations with Zak George about the high cost and that they did not remove the stump. Management discussed damage to sprinkler heads by snowplows along Co Rd 9 north of Stampede and that we are trying to set an irrigation startup date sometime the first week of May. It would be good to have it repaired prior to that date. The Board authorized having Scott Smith repair the damage, along with being onsite for the spring start up to oversee the process. We will also be compiling a list of trees to be replaced, fence repairs and fence staining.

**EXECUTIVE SESSION:** Dan made a request to go into Executive session at 8:05 for legal question discussion and discussion on positions. The motion was seconded by Ted and the Board voted unanimous to go into Executive Session. The Board exited Executive Session at 8:22.

The HOA Covenants state that all legal fees incurred are the responsibility of the homeowner. The Board unanimously finds that in consideration of all the issues on the Kohrmann violations, starting 9/1/20, that the Kohrmann’s had multiple notices of fines and delinquency, plenty of time to resolve issues and make payment, they missed the deadline for payment, the account was turned over to the Attorney, so the recent attorney’s fees are appropriate,

**NEXT BOARD MEETING:** The next Board Meeting will be held Thursday, June 8, 2023, at 7:00 pm at the Leeper Center.

**ADJOURN:** With no further business before the Board, at 8:29 pm Dan made the motion to adjourn which was seconded by Ted. The vote was unanimous to adjourn.