

Buffalo Creek Homeowners Association

Board Meeting Minutes April 9, 2026

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, April 9, 2026. Dan called the Meeting to order at 7:04 pm.

PRESENT: Board Members present: Dan Sattler, and Ted Craig. Pat Cordova was out of state. A quorum was established.

HOMEOWNERS: Katie Quintana, a homeowner for the past year, had several questions about the HOA Covenants she wanted to get better defined.

MANAGEMENT REPORTS: Dan made a motion to approve the February Minutes. Ted seconded the motion and the vote to approve was unanimous. Dan made a motion to approve both the February and March Financials. Ted seconded the motion and the vote to approve was unanimous.

DISCUSSION ITEMS: **Taxes;** Tim advised that the taxes for both state and federal have been paid. He also increased the Quarterly Federal Tax estimate payment to \$1,500.00. **Wind Damage:** Tim discussed the wind damage to both the HOA trees (7 more removals and stump grind), and fence damage (\$16,000.00 so far). The Board should raise the fence repair budget. **Irrigation Start Up:** We are planning on starting the irrigation system early this year due to the lack of water. April 20th will be the start date for 2026. **Tree Bids:** Three tree bids were presented to the Board for tree replacements. The Board voted to approve the bid from Ryan Scabbi. Tim will work with Ryan and increase the contract to include the increased number of trees needing to be replaced, due to the recent winds, at the same price per unit. **Jelly Fish Lighting:** The Board Consensus was to allow for Jelly Fish Lighting, and the ARC will be able to approve requests with guidelines. **Bin Buddies:** Tim presented an email from JP Puma, Ram Waste, suggesting a Velcro lid latch system be installed by homeowners that can hold the trash bin lid down in wind, but allows for truck emptying. Tim will put this in the Spring Newsletter with warning that trash bin lids held down in other ways (rocks, bungies, ropes) may not be picked up due to the added time required from the truck driver to hand dump the bin.

BOARD RESOLUTIONS: The **Delinquencies** for Sanders/Sandfish, Cary Sanders, Eric Fisher; 8852 Indian Village Dr (\$2,140.00) and 8793 Flaming Arrow Ave (\$860.00) were discussed and approved by unanimous vote to be turned over to Attorney for Collection. **Budget:** The Budget for Fence Repairs and Maintenance was discussed. Dan made the motion to increase the Budget by \$13,000.00 to \$30,000.00 due to the unforeseen Wind Damage to date. Ted seconded and the vote to approve was unanimous. This would allow keeping up with the fence stain maintenance project.

NEXT BOARD MEETING: The next Board Meeting will be held on Thursday, June 11, 2026, 7:00 pm at the Leeper Center.

ADJOURN: With no further business before the Board, at 8:10 pm Dan made the motion to adjourn, which was seconded by Ted. The vote was unanimous to adjourn.