

Buffalo Creek Homeowners Association

Annual Homeowners Meeting Minutes January 14, 2021

MEETING: The Annual Homeowners Meeting of Buffalo Creek Homeowners Association was held Virtually on Thursday, January 14, 2021. Sally called the Meeting to order at 6:30 pm. Manager Singewald verified that a total of 39 homeowners were being represented, 22 in person and 17 by Proxy. A Quorum was established.

BOARD PRESENT: Sally Weisser, Bryan Lamoreaux, Natalie Ross, and Victoria Benjamin. Clayton Graves did not attend. A quorum was present. Sally requested the Board introduce themselves to the Homeowners.

HOMEOWNERS ON NON-AGENDA ITEMS: Alden Gaw questioned the change in the Landscaping costs. Sally answered that our previous landscaper Greening Up had changed hands. We had a very good price that was locked in for three years, however the new owner had issues. We put the landscaping out for bid and received 7 bids. We increased the service to have mowing on Co Rd 9 and the North Sidewalk areas weekly, a large area. The bids were close in cost. The Board picked a company that was not the highest and not the lowest, but one that they thought could best handle our requests. Pat Cordova who backs up to Co Rd 9 said that the maintenance has been much improved. He also said he would like to throw his name in the hat for a Board position. Zachary Boyer would be willing to be considered for a Board position. We will get bios, to include in the Special Meeting notice.

MANAGEMENT REPORTS: Bryan made a motion to approve the Annual Homeowners Minutes from January 9, 2020. Victoria seconded, and the Minutes were approved by a unanimous vote. Dan Sattler questioned if dues would be going up. There is no increase planned for this year but most likely for 2022. We are operating at a deficit this year due to the increase in landscaping and trash collection. A \$5.00 increase would be able to cover our 2021 deficit projected at \$30,000.00. We also have a concern for our Ash Trees. We have received warning from all the experts that we will be losing our Ash trees to the Emerald Ash Borer. Dan questioned, what were the biggest expenses. Sally pointed out the repairs for the vandalism of our sign, the addition of a filtration system to the pump house, and the replacement of higher rainbird spray heads along Co Rd 9. She restated the increase in Landscaping maintenance along with the dollar per home per month in trash collection. Gallegos sold to a national company. We are under contract for another year, a new contract will need to be negotiated by year end.

PRESIDENTS REPORT: In addition to previous comments, Sally pointed out, tree nurseries stock levels had dropped this fall and we are hopeful they will be replenished by spring so we can start replacing the dead trees we removed. She also pointed out that through operating efficiencies over the past few years Tim has been able to cut back on office expenses. We budgeted \$7,000.00 for sprinkler repairs. Our system is 15 years old and will have issues, but we are hopeful we will not need all \$7,000.00. Sally described Board Meetings this year going back and forth from virtual to open and thanked Bryan, our IT, for being on the ball making it happen.

DISCUSSION ITEMS: Gary Jorgenson asked about the Delinquencies. Tim said the Delinquencies show \$13,000.00 at year end which is up considerable. These are composed mostly of 4 homes. The attorneys have been restricted by the state in what they can do, however these restrictions are expected to lift soon. Sally pointed out that all attorneys' fees the HOA pays are charged back to and collected from those homeowners. Bryan said he has received some questions on the message board, and we will research those and get you responses.

ELECTION OF BOARD MEMBERS: Under advice of counsel the Board decided to hold off on election of Board Members until the State, County and Town release the ban on Public Meetings so that we can follow the requirements of the State with respect to election process. It was advised that the election be held in person by secret ballot. A Special Meeting of the Homeowners will be scheduled as soon as possible. The Board discussed those who had an interest in Board positions. Jeff Looney and Ted Craig had responded to the Annual Newsletter and their info had been included in the Meeting reminder email. During the virtual meeting Pat Cordova and Zachary Boyer also volunteered for a total of 4 candidates. Dan Sattler questioned the Special Meeting process. We will schedule the Special Meeting and at that time have nominations and votes for new Board Members.

NEXT BOARD MEETING: A Special Homeowners Meeting will be scheduled for election when meeting restrictions are lifted in Colorado. The next Annual Homeowners Meeting will be held Thursday, January 13, 2022, 6:00 pm.

ADJOURN: With no further business before the Association, at 7:17 pm Bryan made the motion to adjourn which was seconded by Natalie. The vote was unanimous to adjourn.