

Buffalo Creek Homeowners Association

Board Meeting Minutes August 6, 2026

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, August 6, 2026. Pat called the Meeting to order at 7:00 pm.

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

HOMEOWNERS: Shane Milner, Kelly Cordova, Cheryl Nickerson, and Fred Condos.

Note: Pat pointed out that we had two Directors who were going to be out of Town on August 13th and since we had a Hearing request pending, the Board coordinated to find a date they could all meet, and that the Leeper Center would be available. The Board decided to move the meeting to August 6th to accommodate the Hearing. Management sent out notice to Shane Milner and had the change posted on the website, on July 31st. Pat's wife posted the change on both the HOA Facebook page and Let's Talk Wellington.

HEARING: Shane Milner The Board received a copy of the Hearing Request packet sent in by Shane along with the documentation from the HOA Compliance files. Shane had contacted Management after his certified letter, so Management did a drive by to personally view the property. Management reported to Shane that he felt the notices sent by Compliance were warranted. Shane submitted a Hearing Request to the Board of Directors. Upon receipt of the request, Management reported such to the Board. A couple Board members drove by to view the property, and one met with Shane onsite. Shane addressed the Board with respect to his property. Pat and Dan responded to what they saw. Shane said there were no weeds and wanted to get refunded for the Certified Letter fee of \$20.00. Pat said when he drove by he saw piles of stuff that looked like removed weeds. Shane said he had dug up his grass. Tim pointed out that there was not an ARC Request on file at that time for a xeriscape project. Shane said he doesn't appreciate being targeted by Tim. Pat asked when he had been previously targeted, but Shane did not respond.

MANAGEMENT REPORTS: Dan made a motion to approve the April Minutes. Ted seconded the motion and the vote to approve was unanimous. Dan Questioned the Tax account on the Annual Budget sheet as to why it did not have a budget listed. Tim pointed out that there is another Tax account lower on the list and that this might be an entry error. He will send the Board more info by email once researched. Dan made a motion to approve the April, May, June and July Financials. Pat seconded the motion and the vote to approve was unanimous.

DISCUSSION ITEMS: Well #4. Tim reported that Well #4 which the HOA allows the Town to pump water into the pond for watering the park, was reported by the Town as not working this past spring. The Town has their own electric meter on this well and pays the electric. This spring Buffalo Creek agreed to supply water to the Pond for the Town to water the park, billing the Town 65.3% of the electric fee for operating the well pumps while the Town repaired Well #4. Tim reported that the Town has not been actively working at getting the Well repaired. Tim will get the well repaired next spring if it is still inoperable and send the bill to the Town for payment. The Board is considering to re-visit the Agreements with the Town for the use of our well and the use of our Pump House.

Currently there is not a monthly charge for the wells nor the pump house and there are concerns about building a reserve for repairs and replacement. **Landscape:** Tim discussed the Common Area Irrigation system and the issues that have come up over the past several months. Homeowners have been great about letting us know of issues with breaks and sprinkler head issues, almost as they occur. At this point everything has been repaired and appears to be working well.

HEARING DISCUSSION: The Board discussed the Hearing Request from Shane Milner and came to a unanimous decision that his request for a refund for the Certified Letter fee was not warranted.

NEXT BOARD MEETING: The next Board Meeting will be held on Thursday, October 8, 2026, 7:00 pm at the Leeper Center.

ADJOURN: With no further business before the Board, at 8:00 pm Dan made the motion to adjourn, which was seconded by Ted. The vote was unanimous to adjourn.