

Buffalo Creek Homeowners Association

Board Meeting Minutes - July 8, 2021

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, July 8, 2021. Sally called the Meeting to order at 6:33 pm for a presentation.

PRESENTATION: Tony Koski and Allison O'Connor from the Colorado State University Extension Office gave a presentation on Lawn Care and Xeriscaping for low water environments. They gave a nice presentation and fielded questions from about a dozen homeowners in the audience. Bryan has posted handouts on our Buffalo Creek HOA website along with their contact information. They suggested that anyone who has questions feel free to contact them for more information.

CALL TO ORDER: At 7:41pm Sally called the regular Board Meeting to Order.

PRESENT: Board Members present: Sally Weiser, Bryan Lamoreaux, Ted Craig, Clayton Graves, Pat Cordova, Jeff Looney and Zachary Boyer. Victoria Benjamin was not in attendance. A quorum was established.

HOMEOWNERS: **John Harrell** of 8839 Indian Village addressed the Board about his ARC Request. John said he thought the reasoning for his second story, master bedroom deck was unsatisfactory and that he still wants consideration for the green house he submitted. He saw 3 decks on his walks. Under the Garage section it states ... no balconies are allowed unless approved by ARC in their sole discretion. He feels decks increase the value of the home and the neighborhood. The balcony issue is currently at the attorney due to a past issue on decks, and the Board is not prepared to discuss decks until we get information back from the attorney. The green house is to be discussed by Sally tonight. John has an interest in either an 18 foot or 22-foot geodesic domed green house. The Board will discuss differences of the larger lots, vs smaller lots on whether or not we allow a second backyard structure which would possibly allow for a green house. **James Raymond** submitted a copy of the vehicle registration of his tenant by email to the Board showing the vehicle had less than a 10,000 GVW. The Board felt that the registration answered the issue at this time, without asking for a weight slip. **Kass Kohrmann** wanted to discuss her situation. Sally said we got an email from Kass saying she could not do anything until after Girl Scout camp, so we've been on hold for the past month. Kass would like to move forward. She said there was a state statute in 2013 that she thought said that an HOA cannot enforce sod. Tim pointed out that our guidelines were changed to bring in Xeriscaping and that the guidelines we have were vetted by Hindman Sanchez, the leading HOA legal firm, and that our HOA ARC guidelines are compliant with the state and do require sod still. Kass said she is ready to move forward on her yard project. It was pointed out that ARC pointed out several things needing to be accomplished to bring her yard into compliance prior to starting any new projects. Those are still needing to be completed. Kass and Sally will set up a time for early next week. Kass said she bought a lot of flowers and needs to plant them. There is not an issue with her cleaning up the garden areas and planting the flowers. Kass does not want to plant

the flowers in the garden area. Kass wants to proceed with her project and does not think she needs to clean things up first. Sally pointed out that she is out of compliance, and we are working with her to make this happen but she has not been following through and needs to so we can move forward on this. Sally said she tried to work with Kass this past month and then got an email that Kass could not do anything now due to the Girl Scout camps. Sally again said she would be available early next week to go over things with Kass, please let her know a time. Clayton asked if the plants could last another week. Kass said yes but only a week. Again, it was agreed that Kass would contact Sally and set a time for early next week so this can get done. Tim and Sally agreed to be there at any time Kass sets up for the meeting. **A homeowner** wanted information on the Town water. Bryan said he and Sally have been coordinating with the Town and has information on the website. Sally discussed a recent meeting at the Town and her hopes of getting a Town Representative at a future Board meeting.

MANAGEMENT REPORTS: Clayton made the motion to approve the minutes of June 10th and Bryan seconded. The motion carried by unanimous vote of the Board. After a short discussion of the Financials, Clayton made the motion to approve, and Pat seconded. The motion carried by unanimous vote of the Board. There are thistles in the Junipers again. The Tree contract needs to be discussed with Tree Top. We have more dead trees that will need to be removed this year.

ARCHITECTURAL REVIEW COMMITTEE: Tim discussed the ARC report added to this Agenda. He spoke to the efforts of Sally, Bryan and himself on getting a more formal set up for the ARC process. They are working out a procedural job description along with a formal ARC Request storage system. There are homeowners interested in helping on ARC and they will start getting an ARC introduction as these procedures are more formalized over the next few weeks. Bryan reported on the possibility of maintaining the files in a secured application through the website. After a brief description, Bryan was authorized by the Board to spend up to \$250.00 to cover the added WIX expense and the purchase of an external hard drive to save the information on. Clayton made the motion and Ted seconded this expense; the Board approved by unanimous vote. Tim questioned Bryan about the system to make sure that we would be able to continue this system if we did not use WIX down the road. Bryan affirmed we would. Bryan also informed the Board he could upload the information to the hard drive at any time.

DISCUSSION ITEMS: Abatement process. The Abatement letter was sent by Certified mail to a homeowner. The homeowner weed wacked the front yard upon receipt of the letter. A picture was presented of the current state of the property. The Board consensus was to proceed with the clean up as this is still well outside the HOA standards and needs to be cleaned up. Tim will take care of it. **Hot Topics.** Bryan discussed that he has developed a new Website item called hot topics where things like tonight's presentation will be posted. **Green Houses:** Sally would like to come up with an ARC guideline, dependent upon lot size. Bryan wanted to give a variance for a second structure in the larger lots, for green houses, not to exceed 12 feet in height. Ted wanted to make sure we specify materials, ie. polycarbonate windows. Bryan said that he and Sally will work up the guidelines and have them ready in two weeks' time so they can be sent out ahead of time so everyone has time to review before our next meeting. Bryan made the motion to approve the variance for the presented Green House from John Harrell, Clayton seconded, and the Board approved it by a unanimous vote. We should come up with a summertime newsletter that includes a request for ARC members. Sally said the sign area looks good now and Ginger has been her steady helper and she would like to get her a gift certificate as

a “thank you”. The consensus was yes. There will be more costs for mulch. **Scott Smith, Water Dogs.** Tim updated Scott’s efforts on his check of the system and how much time is saved now having a remote for both zones A and C. We should budget next year for a new clock on zone B. **Tree Top:** We should request James Knott to attend our next meeting.

EXECUTIVE SESSION: At 9:15 Clayton made the motion to go into Executive Session to discuss Attorney input and homeowner issues. Zack seconded the motion, and the Board went into Executive session. At 9:58 Pat made the motion to exit the Executive Session and the motion was seconded by Ted. Items discussed in Executive Session are confidential and not to be discussed.

NEXT BOARD MEETING: The next Board Meeting will be held Thursday, August 12, 2021, 7:00 pm at the Leeper Center.

ADJOURN: With no further business before the Board, at 9:58 Ted made the motion to adjourn which was seconded by Clayton. The vote was unanimous to adjourn.