

Buffalo Creek Homeowners Association

Board Meeting Minutes May 13, 2021

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held on Thursday, May 13, 2021. Sally called the Meeting to order at 6:30pm.

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

The Board went into Executive meeting for discussions with the attorney at 6:30 pm and adjourned from that meeting at 7:30 pm.

At 7:35 pm Sally called the Homeowners Meeting to order. Homeowners Present were JC Cox, Matt Goeppel, and Kass Kohrman.

HOMEOWNERS ADDRESSING the BOARD: **JC Cox** wanted to ask for a variance for his basketball hoop as his son is a basketball player and needs to shoot baskets in hopes of getting a college scholarship. He would like to leave his hoop adjacent to the sidewalk. His old hoop has fallen over in the wind, and he bought a new one which has a heavier base now. Sally stated she is concerned about proximity to the street and sidewalk and if it blew over it could hurt someone or damage a car. Tim suggested approving a pad of cement allowing it to move back easier away from the sidewalk. Clayton suggested using the school court. There was also the suggestion of having hoops installed in the tennis courts. Is there a critical time frame needed? JC Cox claimed October thru March it could be removed without much issue. If the hoop wasn't so heavy, he could move it back and lay it down when not in use easier and then it wouldn't blow over and break. Kass suggested putting pavers next to the sidewalk, moving it back away from the sidewalk. The Board will deliberate on the issue and get back with a decision.

Matt Goppel also wanted to talk about basketball hoops. He did get the letter and did not understand it was 14 days to comply and he got a fine. He did move it up the driveway and wants the Board to consider refunding the fine. He doesn't think it would fall over in a wind and people don't walk around in winds anyway. Clayton pointed out the danger if it did blow over. The Board should ask the town for a court. Sally said the Board will need to further discuss this. Matt also said he does not use it from November to March.

Kass Kohrman is working on getting a new landscape plan approved for xeriscape. She has fines and hopes some refund would help her with the costs of her project. She claims her kids did not give her the notices of violation. Tim said that the refund of fines is usually not considered until violations are cured. Kass said she is planning on cleaning up the back yard too and painting the burn mark on the back of the house where her grill caught fire. Tim will fast track this as soon as the ARC request is submitted. Kass also claimed the one vehicle with a blown engine is being donated and picked up next week. Sally suggested a payment plan for her to get caught up on her delinquency.

MANAGEMENT REPORTS: Clayton made the motion to approve the minutes of April 8th and this was seconded by Ted. The motion carried by the unanimous vote of the Board. Tim discussed maybe refunding the last fine charged to 3242 Ambush, the unlicensed vehicles, of \$200.00. Ted pointed out that he is happy to see we are awfully close to our budget. Clayton made the motion to approve the financials, seconded by Zac. Motion carried. Ted asked about the dues increase of \$5.00 to \$10.00. We still need to see if we have a lot of tree mortality. Ted asked about treating the trees and it was pointed out that just before he joined the Board we had a big meeting with Tree Top and Zac George about the

costs to mitigate the Emerald Ash Borer, which is prohibitive. We are going to treat several of our best Ash trees, expecting to lose the others, however it was pointed out we could also lose the ones treated.

ARCHITECTURAL REVIEW COMMITTEE: Sally informed the Board that earlier this morning Natalie had turned in her resignation form the Board and the ARC Committee. She said she had accepted it and thanked her for all of her hard work stating that she would be missed. Sally suggested we try and hire someone through the Management Company as the attorney had suggested. Maybe put out a notice to homeowners for volunteers. We have a lot of letters that will be going out for fence stain (120) and house paint (22) so there will be a lot of work coming up. We are still waiting on a Board consensus on the satellite situation. Clayton said we should hold off another month or so to discuss the satellite dishes. Fence and house mitigation requirements will have several months to comply and if that is a problem, we usually extend that till spring. We will be lenient on those who need an extension. Sally suggested to advertise the position again. Zac wanted to make sure we follow the guidelines to respond to ARC requests within the timeframe. Tim pointed out that the additional time spent would be charged at \$50.00 as this is outside his contractual agreement. Sally asked and received consensus from the Board for Tim to operate as ARC Chairman until we can fill the position. Tim will come up with suggestions on how to pay for this position. It is busy in the summer and less in the winter. Tim pointed out that the HOA has the ability to charge for ARC requests. He will look into what time is involved on the different requests and submit ideas for charges to see if the Board wants to go that way.

DISCUSSION ITEMS: Scott Smith, Water Dogs. Tim disclosed his relationship with Scott Smith again for the benefit of the new members of the Board. Tim discussed Scott's expertise and how he has come in and solved problems in the past. His hourly rate is the same as Zak George, but his parts are at wholesale pricing. On all projects the Board is apprised of the project, estimated costs and Scott is approved by the Board prior to commencing. The Board gave unanimous approval to continue with Scott. **Jeremy Eades** was considered for the fence repair bid for two sections of fence. Ted Craig recused himself from the discussion as Jeremy is his wife's cousin. Clayton made the motion to approve Jeremy Eades and Pat seconded. The motion was approved by unanimous consent. Tim would get his paperwork and have him get it done. Jeremy would become the repairman for future fence projects. **Tim's expense report** was motioned to approve by Zac and seconded by Clayton. Motion passed by unanimous approval. **Town of Wellington's delinquency** on the electric billing since January of 2021 was discussed. Tim would continue working to get this paid. **Abatement service:** Tim went over the process as described by our attorney. Tim has found a contractor who is willing to do the abatement services and he has also found a weed expert, a past Larimer Co Weed manager, who would be willing to be onsite during the abatement process to identify what is weed and what is plant. **Xeriscaping:** Sally will coordinate bringing in someone who can answer questions for homeowners. Thoughts are to offer an hour training, maybe starting at 6:30 for our next meeting. They may even have handouts available. **Tree Bids:** After discussion and going over the list of suppliers contacted, Zak George would be the best choice. Zac requested to get a break down on the cost of trees and labor. Tim would ask for that and send it to the Board. (Zak George reported later that they figure it is 50% tree cost, 50% instillation, care and guarantee. The guarantee is a onetime replacement of the tree, planted. Zak George is buying the trees from Arbor Valley and we do have their costs in the packet.) Clayton made the motion to approve, it was seconded, and Zak George was awarded the tree bid. **Town Water discussion:** Clayton wanted this tabled until Bryan could be here. Sally pointed out that the Town is now in a crisis. It was discussed that maybe we should do a recall on several of the Town Board Members.

NEXT BOARD MEETING: The next Board Meeting will be held Thursday, June 10, 2021, 6:30 pm at the Leeper Center.

ADJOURN: With no further business before the Board, at 9:42 Clayton made the motion to adjourn which was seconded by Ted . The vote was unanimous to adjourn.