

Buffalo Creek Homeowners Association

Annual Homeowners Meeting Minutes January 9, 2025 Quorum Not Met

MEETING: The Annual Homeowners Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, January 9, 2025. Pat called the Meeting to order at 6:30 pm.

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

HOMEOWNERS: We counted 15 Homeowners in attendance and 3 who were represented by proxy for a total of 18 Homeowners. A Quorum was not present. Manager Singewald reported that the notice had been mailed out to every homeowner by On Demand Printing on December 27th, notice of the Meeting had been up on the website for over a week, the meeting was held on our historic meeting date, and that the signs were placed at the entrances to the HOA on Monday, verifying proper notice had been made.

PRESIDENTS REPORT: A discussion of the past year was held, and the Board addressed questions about the 2025 Budget. Pat Cordova went over the windstorm that damaged several sections of fence and blew over many trees. He discussed the issues we had with the Spring irrigation start up, the fence staining this year, and the process of switching to Ram Waste systems. We received a very good quote from Ram, and we signed a 5-year contract with them. Due to the terms of this Contract, we do not need to raise dues in the foreseeable future. There can be small increases each year to the Ram costs going forward, based on a national metric, like “cost of living”, which is posted on a National website. We have discontinued the Spring Cleanup Service since the participation of homeowners has dropped over the years, to about 20% participation last year. Our cost for the Spring Cleanup was based on 100% participation so this elimination added to savings. Homeowners can call Ram anytime during the year and order additional pickup at a cost to them directly, so they still have a way to clean up if needed.

MANAGEMENT REPORTS: Manager, Tim Singewald, discussed the financials, the Delinquency process and what was being done for collections, which includes trash suspensions and turning accounts over to the Attorney for legal process. Tim also discussed the Violations process, and the requirements associated with adhering to the Covenants. On Average, the bi-monthly drive through’s average 43 violation notices being sent out, or approximately 10% of our 434 homes. After the first notice, we are required by State Law to send the second notice by Certified Mail. The monthly Average number of Certified notices being sent is 11, or 3% of the homes.

NEXT BOARD MEETING: The next Annual Homeowners Meeting will be held on Thursday, January 8, 2026, at 6:30 pm at the Leeper Center.

ADJOURN: The discussion lasted until 7:30 pm, however since we did not meet the Quorum requirement this was not an official meeting, no items were voted on, and a vote for adjournment was not required.