

Buffalo Creek Homeowners Association

Board Meeting Minutes February 8, 2024

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, February 8, 2024. Michael called the Meeting to order at 7:29 pm.

PRESENT: Board Members present: Michael Katalenic, Ted Craig, and Dan Sattler. Pat Cordova and John Mueller were out of Town and not in attendance. A quorum was established.

MANAGEMENT REPORTS: Dan made a motion to approve the Minutes from the January Meeting and the motion was seconded by Ted. The vote to approve was unanimous. Tim noticed an error on the Budget calculations and said he'd get that corrected. After discussion Dan made a motion to approve the financials with the corrections to the Budget Report. Ted seconded the motion and the Board voted to pass unanimously.

DISCUSSION ITEMS: Dan questioned the costs for Website services and the costs of the fence repairs. Discussion followed covering particulars. Tim discussed that we've had a lot of fence repairs recently due to the high winds snapping several 6 x 6 fence posts. He then discussed considerations the Board would need to make when we start doing fence replacement in a year or two and suggested the Board meet one day along the fence to discuss what considerations we would put into the fence bid proposal. Tim informed the Board that we have a lady, Darlee Gossens, very up to date on HOA policies, that has agreed to join the ARC Committee. She will help with the House and Fence stain process. Tim and the ARC have completed a drive through of the HOA looking at Houses that require painting and fences needing stain. They will do another drive-by to double check their list prior to mailing. At this time, they have identified 16 homes that need painting along with 10 that could get by with touch up painting. There were 70 homes on the fence stain list, 13 that have touch up requirements and 2 others noted are HOA responsibility for staining the backyard fences on homes along the perimeter that are not enclosed by fence. Dan asked if the ARC could see the inside of the fence from the common area and if it isn't stained properly, will those be added to the list. Tim said they had not focused on all of those and would pick those up on the next drive through. Tim updated the Board on feedback from the attorney on a few of the homeowners that have not tried to resolve their violations. Tim pointed out that most of our CD's are paying interest monthly, however we have a couple new ones that are updating quarterly. Tim is calculating interest on those monthly so that interest is being reported for the month, so they are the same as the others for reporting purposes. Ted reported he would be out of Town during our next Board Meeting.

NEXT BOARD MEETING: The next Board Meeting will be held Thursday, April 11, 2024, at 7:00 pm at the Leeper Center.

ADJOURN: With no further business before the Board, at 8:09 pm Dan made the motion to adjourn, which was seconded by Michael. The vote was unanimous to adjourn.