

Buffalo Creek Homeowners Association

Board Meeting Minutes February 11, 2021

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held virtually on Thursday, February 11, 2021. Sally called the Meeting to order at 7:07 pm.

PRESENT: Board Members present: Sally Weiser, Bryan Lamoreaux, Natalie Ross, and Clayton Graves. Victoria Benjamin was not in attendance. A quorum was established. Homeowners logged on: Pat Cordova and Anita Williams.

HOMEOWNERS: Anita Williams had sent a letter to three of the Board Members complaining about a weed violation notice and then a weed fine. She also received a notice for delinquent account of 144 days and notice of possible trash service suspension. Anita has concerns that they are being unfairly treated by the Management Company for their rental property on Raging Bull. This started 4 years ago when her husband injured his foot and was laid up and they kept notices of violations for the yard. She was concerned because they do multiple things and the HOA was sending them violation notices. In this situation their renter is away a lot on call as a First Responder. The renter was not comfortable with gang members with tattoos that she had hired to do yard work and she understands that so it did not get done. She sent a two-page letter explaining everything to the three Board Members. She got a delinquency letter dated January 21, 2021 stating they were now 144 days delinquent and she feels she is being harassed. She does not want this to ever happen again as this is a unique time. Sally said she had contacted Anita and explained this would need to be a Board decision as a group and asked Tim if he had documentation. Tim replied he did have a lot of information in their file that should be shared with the Board so they can make an informed decision. Bryan will get a copy of the letter forwarded to the Management Company. Bryan stated he was concerned about a paragraph threatening a lawsuit and wanted to make sure this was done as a Board in a proper manner. Sally pointed out to the Williams' that as the homeowner they are the ones responsible for the property even if their renter does not keep the property to HOA standards. Bryan pointed out that there is now a Board Member email link on the website so homeowners can contact all the Board Members on any issue, giving better access to the Board. Tim will schedule this as a formal Hearing on the next Board Meeting for Board Consideration. Tim will send a Hearing Request packet to the Board, using the letter as the homeowner's statement for the request. Sally said no further action will take place till then.

MANAGEMENT REPORTS: Bryan made the motion to approve the Minutes from the January meeting and Clayton seconded. The motion carried by unanimous vote of the Board. Tim briefly went over Financial issues and discussed the efforts to collect on the deficiencies. Bryan made the motion to approve the Financials. This was seconded by Natalie and passed by a unanimous vote of the Board. Natalie questioned why we don't just spend the reserve funds and not raise the dues. Tim pointed out that we are dipping into the Reserve account this year to cover our operating deficiency, but that \$30,000.00 should be replaced. The discussion at the Annual Homeowners meeting talked about a possible increase in 2022 of either a \$5.00 or \$10.00 increase depending upon where we are with the Ash Tree replacements due to the

Emerald Ash Borer beetle. State law requires HOA's to maintain a Reserve for operational replacements. Tim pointed out a 15-year-old property will have replacements and maintenance on; well pumps, irrigation pumps, sprinkler systems, fence replacement and the Ash tree issue. We are required to plan for these and have funds in reserve to handle them when they come up. The Board had told the Homeowners that they did not plan on raising the dues this year due to the pandemic but wanted to let them know we were now working on a deficiency.

ARCHITECTURAL REVIEW COMMITTEE: Natalie had nothing to report at this time. Tim brought up he saw a homeowner request which was just sent to Natalie which deals with a request to replace his sod with astro turf. The Board requested we discuss this at the next meeting and Bryan asked members to review our documents to get an idea of what we have in our Guidelines.

DISCUSSION ITEMS: Natalie brought up taking Pictures for all violation notices being sent out. Natalie wanted to know more about the Drive Through process. It was asked to have more about the violations on the Agenda for the next meeting for discussion. Bryan pulled up the Violation Guidelines for the Board to review. Tim pointed out that the drive throughs are noted by the compliance person and that letters are sent out. When the second letter goes out with a fine he also inspects the property prior to fining them so this is actually being reviewed by two people before assessing the fine. This does give a dual control on fines. He also said that on several of these violations there are pictures that are put into the file.

NEXT BOARD MEETING: The next Board Meeting will be held Thursday, March 11, 2021, 7:00 pm, hopefully, at the Leeper Center.

ADJOURN: With no further business before the Board, at 8:15 Bryan made the motion to Adjourn which was seconded by Clayton. The vote was unanimous to adjourn.