

Buffalo Creek Homeowners Association

Board Meeting Minutes October 12, 2023

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, October 12, 2023. Pat called the Meeting to order at 7:08 pm.

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

PRESENTATION: JC Cox gave a presentation requesting a group of homeowners to place a Lending Library Box on HOA common area property for HOA use. The group would construct and maintain the Library with donated funds. Discussion considered placement, maintaining the Library to contain only age-appropriate materials, maintenance, appearance, and the HOA's process to rescind the approval with a process for removal. A written agreement will be developed and agreed to prior to placement.

MANAGEMENT REPORTS: Dan made a motion to approve the Minutes from the August Meeting and the motion was seconded by John. The vote to approve was unanimous. After discussion Dan made a motion to approve the financials. Pat seconded the motion and the Board voted to pass unanimously.

DISCUSSION ITEMS: The **HOA Blowout** went well. One homeowner who had a lock on their gate reported a broken rail when the landscaper climbed over the fence. Management pointed out that two notices had been sent giving the date, time and need to access the backyard to reach the valve boxes. Management reported upon inspection there were two broken rails and took pictures of the rails showing that these rails had been broken for a long period of time due to weathering and weeds growing around a downed rail. There were no fresh break signs except for a 1 x 2" piece of wood that had been nailed into the rail to hold the broken rail in place. **Scraping:** The scraping (removal) of the blown in dirt from last winter along the north sidewalk area was completed and was done in a very professional manner. Hydroseeding will take place in the spring. Management presented pictures and the Board requested Management send a letter of appreciation to John Giuliano of Hartford Homes. **Snow Contract:** The consensus of the Board was to renew the snow removal contract for the upcoming season. **Rock Gardens:** Homeowners have thrown wildflower seeds into their Rock Areas and claiming they have been there for years, however they never sent in an ARC Request. These properties look like they have weeds most of the year. Most have weeds present also. Lupine is an invasive plant and is debated online if it is a noxious weed or a wildflower. There are also sunflower plants showing up in front yards. The Board advised ARC to develop guidelines. **Dogs:** There are a few reports of loose aggressive dogs this past month. One killed a homeowner's cat, and another is attacking dogs being walked on leash. **2024 Budget** The Board discussed the proposed budget and advised Management should consider staining a larger portion of fence for 2024. The tree planting this fall was decided to be held off until spring. This fall we saw more damage to Ash trees due to the beetle kill. We will also need to plan for additional tree removals and planting for 2024.

NEXT BOARD MEETING: The next Board Meeting will be held Thursday, November 9, 2023, at 7:00 pm at the Leeper Center.

ADJOURN: With no further business before the Board, at 8:11 pm Pat made the motion to adjourn, which was seconded by Dan. The vote was unanimous to adjourn.