

Buffalo Creek Homeowners Association

Board Meeting Minutes August 14, 2025

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, August 14, 2025. Pat called the Meeting to order at 7:02 pm.

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

HOMEOWNERS: No Homeowners present

MANAGEMENT REPORTS: Dan asked about the two large property delinquencies, owned by a local Ft Collins group of Attorneys, which our attorney claimed a conflict of interest in pursuing. The firm we contracted with to collect these went through our Documents and they want us to have all of our Documents up to date prior to proceeding, even though it was pointed out that these debts occurred while we were up to date and compliant. Tonight's approvals will be reported and hopefully we can move forward. Tim also explained how we ended up with a Credit amount in the Fine and Fees account. We have fines and fees we've charged this year, however we had a homeowner, with a very large delinquency, under a payment plan approved by the Board last year where if all the agreed payments were made on time, we would forgive a portion for adhering to the agreement. That credit was applied this spring. Also, under the new fine policy from the state, we are required to hold for about 6 weeks prior to the first fine being assessed so we are just now getting to a point in time where fines show up. Dan made a motion to approve the June Minutes. John seconded the motion and the vote to approve was unanimous. Dan made a motion to approve both the June and July Financials. Pat seconded the motion and the vote to approve was unanimous.

DISCUSSION ITEMS: Policy Considerations: Manager Singewald discussed the need and the particulars of the two Policies coming before the Board tonight: Policy for Collection of Unpaid Assessments and Policy for Member Contact Information. Dan made the motion to approve the Policy for Collection of Unpaid Assessments. John seconded the motion and the vote to approve was unanimous. Dan made the motion to approve the Policy for Member Contact Information. Pat seconded the motion and the vote to approve was unanimous. **Insurance;** Manager Singewald reported receipt of the Notice of Non-renewal from American Family Insurance pointing out we had 60 days to find coverage. He also reported that our policy was being turned over to a broker to research and get quotes. Dan Sattler asked for a copy of the policy as he would get quotes from an Insurance Agent he knew. **Comcast, Xfinity, Mears, irrigation Damage:** Manager Singewald reported that they would pay damages to the irrigation system, but not the \$612.00 incurred so far in attorney fees. The Board instructed Manager Singewald to have the Attorney make another request for the Attorney's fees.

NEXT BOARD MEETING: The next Board Meeting will be held on Thursday, October 9, 2025, at 7:00 pm at the Leeper Center.

ADJOURN: With no further business before the Board, at 7:52 pm Dan made the motion to adjourn, which was seconded by John. The vote was unanimous to adjourn.