

Buffalo Creek Homeowners Association

Board Meeting Minutes August 13, 2020

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held digitally on Thursday, August 13, 2020. Sally called the Meeting to order at 7:02 pm. A Quorum was established.

PRESENT: Board Members present: Sally Weiser, Bryan Lamoreaux, Natalie Ross, Clayton Graves. Jesse Riesterer and Victoria Benjamin were absent. A quorum was established.

LANDSCAPE: Sally discussed the flowers at the sign and her future plans to fill in other areas. Sally and Scott from Water Dogs need to go over the irrigation system at the sign area. Tim reported he had a lot of positive comments from the addition of flowers this year but had complaints about the dead bushes. Sally said that Clayton and Bryan had agreed to remove those bushes a couple months ago to save money but the summer is about past now and I should reach out to get the Tree Top folks, James Knotts, to do this. Tim reported he was currently working on a project with James of identifying the health of trees around the HOA.

MANAGEMENT REPORTS: Our July meeting had to be cancelled due to not making a quorum so both June and July need to be approved tonight. Bryan made a motion that was seconded by Natalie to approve the June Minutes and this was approved by a unanimous vote. Bryan made a motion that was seconded by Clayton to approve the July Minutes and this was approved by unanimous vote. Bryan made the motion to approve the June financials which was seconded by Clayton and passed by unanimous vote. Natalie made the motion to approve the July Financials. Bryan seconded the motion and it carried by unanimous vote.

ARCHITECTURAL REVIEW COMMITTEE: Natalie reported lots of requests this past month. She also discussed a couple properties she noticed while doing her drive arounds. Tim reminded the Board about the Board's direction to take the position to allow browner lawns this year due to the Town imposed water restrictions. He is still sending notices on weeds. Natalie discussed houses with long term violations. One of the houses was Clayton's house. Clayton said he would paint the conduit and resolve his landscape. Natalie discussed the James Raymond situation where he was getting ARC approval for re-painting his house back to the original colors. Natalie emailed him on Friday requesting that he paint the colors on his garage door. Natalie went away for the weekend. She found a few emails from Clayton, culminating in Clayton giving Raymond authorization to paint his house Saturday. The HOA Covenants are regulated by law and the ARC is specifically identified as the only body that can give this sort of approval. The ARC has 30 days from the date of the last information submitted by the homeowner to get a response back, however they have always strived to have a much quicker turn around. Natalie questioned why Clayton felt it necessary to get involved. Natalie had been working with Raymond and has an email chain with him. Board members should always refer to ARC, before discussing specifics with homeowners, to make sure they are getting the facts. Natalie said we need to have a chain of command with only one system in place, like we have. Natalie has since resolved the paint issue with Raymond. There was question about who was

still on the ARC. At the March 12, 2020 meeting Kim had resigned and Carolyn McConnell was voted onto the ARC by a unanimous vote of the Board. Bryan would remove Kim and add Carolyn to the ARC emails. Clayton claimed he got involved in the Raymond issue off of Facebook. He thinks we need to redo the ARC system and develop a call center style of "Ticket" system. Bryan pointed out we do have a system in place. Natalie says our system works fine. Sally pointed out we needed one system and one person in charge. Tim pointed out that the ARC is regulated by State Law and only the ARC has the authority under our Covenants to approve these types of issues. There is a lot more to the ARC than most people realize. Bryan also warned Clayton not to take the side of the homeowner over the ARC without checking with the ARC first. Clayton apologized to Natalie for not checking with her first.

DISCUSSION ITEMS: Tim Discussed the Hartford Homes certified letter discussing shared easements and their need to connect for their development. There will most likely be some digging in the HOA. Several people throughout the Town have contacted Tim with respect to the Town mismanagement of the Town Water utility. There is a desire to coordinate a Town wide protest to the Town Board. The Board consensus was to do something on this. Tim discussed the recent repair billing received from Zak George in the amount of \$2,976.79. Tim noticed there was a mark up of 300% on parts where in the past we always paid wholesale. Tim also discussed some of the concerns he had with the repairs completed by Zak George and some of the issues Scott found when he was doing repairs, some of which were due to repairs they had made poorly. Sally had discussed the possibilities of having just a lawn mowing, snow removal contract and contracting with Scott for the sprinkler system. Scott was planning to attend this virtual meeting, but his wife died from a heart attack last Thursday night. Scott would probably be interested in that, but Tim did not want to speak for Scott. Tim will check further with Scott and try to have him address the Board soon.

NEXT BOARD MEETING: The next Board Meeting will be held Thursday, May 14, 2020, 7:00 pm at the Leeper Center.

ADJOURN: With no further business before the Board, at 7:56 pm, Bryan made the motion to adjourn. Natalie seconded and the vote was unanimous to adjourn.