

# Buffalo Creek Homeowners Association

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## Board Meeting Minutes April 11, 2019

**MEETING:** The Board Meeting of the Buffalo Creek Homeowners Association was held at the Fire Station on Thursday, April 14, 2019. Sally called the Meeting to order at 7:02 pm when a Quorum was established

**PRESENT:** Board Members present: Sally Weisser, Leah Selvage, Karen Johnson, Bryan Lamoreaux, Alden Gaw, and Natalie Ross. Kim Holbrook and Jesse Riesterer were absent.

**HOMEOWNERS PRESENT:** Kass Kohrman and Clinton Graves were present.

**HOMEOWNERS FORUM:** Kass requested Board consideration on fines and trash suspension claiming some personal issues. The Board would deliberate in Executive Session and give a written finding. Marai Suarez did not attend however the Board will also deliberate on her delinquencies and trash suspension.

**MANAGEMENT REPORTS:** Alden made the motion to approve the minutes of March 14<sup>th</sup>. This motion was seconded by Bryan and the Board passed the motion by unanimous vote. There was discussion on the process to update signatures on the bank accounts. Tim will follow up with the banks to verify everything is up to date and if not contact the appropriate Board member. Financial discussion followed. Tim explained the price increase for 2019 on the Greening Up contract and the eventual need to adjust the budget later this year. The delinquent accounts were discussed and Tim pointed out that a lot of these get resolved so homeowners can take advantage of the Middle of May cleanup day. Bryan made a motion to accept the financials and this was seconded by Leah. The Board under unanimous vote approved.

**ARCHITECTURAL REVIEW COMMITTEE:** Karen said she would finish up on the House and fence list from last year and not make a list this year. Tim would coordinate a drive around with Karen and John so John can make note of any fence or house that would need to receive a letter on an occurrence basis.

**DISCUSSION ITEMS:** **Sidewalks:** Sally would consider bringing the sidewalk issue to the Town. We may want to put another sidewalk project into the budget for next year. **Solar Panels:** No update on the request for a yard array. **Roof Mounted Satellite dish:** Tim reported that it was recommended that we put a paragraph in the Annual Newsletter giving the Homeowners notice that we would vote on allowing the mounting of a satellite dish on the back half of the roof. If there is a passing vote the Board can then change the Procedures and Site Restrictions. The Board was unanimous in taking this course of action. We will not send notices to those 34 identified with satellite dishes until this goes to the homeowners. **Newsletter:** Tim will get a Newsletter out the end of this month covering; Middle of May is Cleanup day, warning homeowners to make sure their sump pumps are hooked up due to heavy spring snow levels, along with other items.

**Garden Club:** Sally pointed out that the letters on the sign need painting. She described the flower beds at the sign and her plans for planting. She went to the half-price sale at Ft Collins nursery and purchased \$235.40 worth of flowers so far. She will get the volunteer group together and amend the soil and get ready for planting. Sally said not all colors are available yet and additional purchases will need to be made. There was also discussion about the small "Sign" and purchasing some pots. Spillers, fillers and thrillers. Kass suggested a landscape reclamation place in Longmont. She will send Sally the info. Scott would need to be notified so he can get a drip system of water set up for the pots. Bryan will promote the Garden club on the Website.

It was further agreed to contract with Water Dogs again for the spring irrigation system start up.

**EXECUTIVE SESSION:** At 8:25 pm Karen made the motion to go into Executive session under CRS 24-6-402 (4) (e) (I) to negotiate a position for the homeowners requests for consideration. No votes would be made in the Executive Session. At 8:42 Bryan made the motion for the Board to return to regular session. Karen seconded and the Board voted unanimous to approve.

**DECISION:** Maria would be allowed a refund of the last fine (\$200.00) and trash suspension would be lifted if the remaining delinquency is paid in full or a Payment Plan is agreed to and followed. Kass would be allowed a refund of the last fine (\$100.00) and trash suspension would be lifted if the remaining delinquency is paid in full or a Payment Plan is agreed to and followed.

**NEXT BOARD MEETING:** The next Board meeting will be held on Thursday, May 9, 2019 at 7:00 pm at the Leeper Center.

**ADJOURN:** At 8:44 Karen made the motion to adjourn. Bryan seconded and the Board voted unanimous to approve.