

Buffalo Creek Homeowners Association

Board Meeting Minutes November 13, 2025

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, November 13, 2025. Pat called the Meeting to order at 7:08 pm.

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

HOMEOWNERS: No Homeowners present

MANAGEMENT REPORTS: Dan made a motion to approve the October Minutes. Pat seconded the motion and the vote to approve was unanimous. Dan made a motion to approve both the October Financials. John seconded the motion and the vote to approve was unanimous.

DISCUSSION ITEMS: Tim discussed the past year's landscape issues. He was happy with the work performed by Zak George. We have a tree along the North sidewalk which has died due to girdling which they agreed to replace next spring. Tim discussed the winterization of the Pump house this year and repairs that he made. A-1 did a very good job on the fence repairs and staining this year and will be contacted for next year's repairs. Colorado Stump Removal has just completed their tree removals and did a very good job. The tree bid for next spring from Front Range Finest (\$13,269.08) had several positive items, like the removal of weeds and trees growing in the Juniper, removal and replacement of 18 shrubs, however their tree planting costs seem high compared to past years. Tim will check further with them. Board Members Mike Katalenic resigned this year and John Mueller's term is up. We will advertise the need for two Board Members in the Annual Newsletter.

PROPOSED BUDGET: There was discussion on the proposed 2026 Budget. Dues will continue at the current rate of \$720.00 for 2026. Manager Singewald will further evaluate as Year End numbers become available and will advise the Board if any changes are needed for the 2026 budget. The Board consensus was to cancel the December meeting, meeting again on January 8, 2026, after the Annual Board Meeting.

APPROVALS: Dan made the motion to approve the **Zak George three-year contract**. Pat seconded the motion and the vote to approve was unanimous. Dan made a motion to approve the **2026 Budget**. John seconded the motion and the vote to approve was unanimous.

NEXT BOARD MEETING: The next Board Meeting will be held on Thursday, January 8, 2026, directly after the Annual Homeowners Meeting of 6:30 pm at the Leeper Center.

ADJOURN: With no further business before the Board, at 7:57 pm Dan made the motion to adjourn, which was seconded by Pat. The vote was unanimous to adjourn.