

Buffalo Creek Homeowners Association

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held Virtually on Thursday, November 11, 2021. Sally called the Meeting to order at 7:02 pm.

PRESENT: Board Members present: Sally Weiser, Bryan Lamoreaux, Jeff Looney, Clayton Graves, and Pat Cordova. Ted Craig attended by phone. Zachary Boyer and Victoria Benjamin were not in attendance. A quorum was established.

MANAGEMENT REPORTS: Bryan made the motion to approve the Minutes of October and Jeff seconded. The vote was unanimous to approve. Tim discussed Clayton's question about raising the dues increase by another \$5.00. Tim reported that the previous increase in trash service of \$10,416.00 is now \$5,208.00 after discussions with our account rep at Gallegos and has been updated to the Budget. Tim made additional changes on the Budget after last month's discussions along with some other fine tuning. There is \$6,000.00 added for Tree Maintenance and the cost of coupon booklets has been removed. Management fee was entered as an annual amount, with a breakout of \$6,000.00 added to professional fees to cover the estimated costs of \$3,000.00 for the processing of the dues price increase and \$3,000.00 for the estimated digitizing of the ARC files. Tim reported that he has been preparing for the increase process. Tim and Bryan have been trying to get together on the ARC digitization process. Current efforts in collections should bring in \$13,100.00 over the next few days. Reviewing the current financial position of 10/31/21 we show a loss of \$15,000.00 where we had predicted \$30,000.00 for the year. I now presume a loss of less than \$10,000.00 for year end. With consideration of all of these issues, along with the fact that the HOA homeowners have been well informed about the \$50.00 dues, Tim felt that we should stay with \$50.00 dues for 2022. All economic indicators show inflated costs but with rates locked down on most of the big things we should be good. Clayton and Bryan said we should point that out at the upcoming Annual Meeting and discuss the possibility of an increase in 2023 if costs keep escalating. Clayton made the motion to approve the Financials and Pat seconded his motion. The vote to approve was unanimous.

ARCHITECTURAL: ARC requests have increased last month, coming in at 18 requests.

DISCUSSION ITEMS: The Board felt that the Budget was good. Dues should remain at \$50.00, and the billing transition should start in December. Bryan and Clayton will post information from Management on the increase process. Sally suggested that if we do not have anything pressing for December, we should consider cancelling that meeting. Tim should try to set up a Special Executive Session Board Meeting with the HOA attorney.

EXECUTIVE SESSION: At 7:44 pm Bryan Made the motion to go into Executive session for Contract negotiations. This was seconded by Clayton and passed by unanimous vote. At 7:54 Clayton voted to close Executive Session. Pat seconded and the Board vote was unanimous.

Final Motions: Bryan made the motion to approve the Gallegos Contract. Ted seconded and the Board voted unanimous to approve. Bryan made the motion to approve gratuities for our trash people in an amount not to exceed \$500.00. Pat seconded and the vote was unanimous to approve. Clayton made the motion to approve the Management Contract for 2022 and Bryan seconded. The vote was unanimous to approve.

NEXT BOARD MEETING: The next Board Meeting will be held Thursday, December 9, 2021, 7:00 pm at the Leeper Center unless we cancel it.

ADJOURN: With no further business before the Board, at 7:59 Bryan motioned to adjourn, and Clayton seconded. The vote was unanimous to adjourn.