

Buffalo Creek Homeowners Association

Board Meeting Minutes August 11, 2022

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, August 11, 2022. Pat called the Meeting to order at 7:02 pm.

PRESENT: Board Members present: Pat Cordova, Clayton Graves, and Ted Craig. Michael Katalenic was absent. A quorum was established.

PRESENTATION: Andrew Meredith made a presentation to the Board covering services from his company Mountain West Disposal.

HOMEOWNERS: James Bender addressed the Board to discuss his violation letter for yard maintenance. He claimed he did not get a full 14 days from notice to fine. His first letter was dated July 12th and his fine letter was dated July 26th. He claims that is not 14 days because the post office doesn't deliver the letters timely. He said he has mites which makes his yard look dead and he is watering with a hose. He claims there are multiple homes in the HOA as bad or worse than his. If there are signs of improvement through his efforts to deal with this, compliance will give him time to get back into compliance without additional fines during the next drive through.

MANAGEMENT REPORTS: Clayton made the motion to approve the Minutes from our last meeting. Ted seconded and the vote was unanimous to approve. After a brief discussion of the June Financials Clayton made the motion to approve which was seconded by Pat. The Vote to approve was unanimous. Pat made the motion to approve the July Financials, Ted made the second and the vote to approve was unanimous.

ARCHITECTURAL REVIEW COMMITTEE: There were only two ARC improvement requests this past month. Reaching out to homeowners who had expressed interest in joining the ARC did not produce results.

DISCUSSION ITEMS: Zak George planted the 10 new replacement trees and replaced 2 trees that were under warranty from last year's planting.

EXECUTIVE SESSION: At 8:07 Clayton made the motion to go into Executive Session to discuss Attorney guidance for HB 22-1137. Ted made the second and the vote to go into Executive Session was unanimous. A short break allowed the room to clear. At 8:24 the Board resumed Regular Meeting.

ADOPTING NEW POLICIES PERTAINING TO COLORADO HB 22-1137

- a) **Policy for Collection of Unpaid Assessments**
- b) **Policy for Conducting Association Meetings**
- c) **Policy for Enforcement of Covenants and Rules.**

Clayton made the motion to approve the three Policies attached. Ted seconded the motion and the Board voted unanimous to approve.

NEXT BOARD MEETING: The next Board Meeting will be held Thursday, October 13, 2022, 7:00 pm at the Leeper Center.

ADJOURN: With no further business before the Board, at 8:32 pm Clayton made the motion to adjourn which was seconded by Ted. The vote was unanimous to adjourn.