

Buffalo Creek Homeowners Association

Board Meeting Minutes December 12, 2024

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, December 12, 2024. Pat called the Meeting to order at 7:02 pm.

PRESENT: Board Members present: Pat Cordova, Michael Katalenic, Dan Sattler, and Ted Craig. John Mueller was not able to attend. A quorum was established.

HOMEOWNERS: None

MANAGEMENT REPORTS: Dan made a motion to approve the Minutes from the October Meeting and the motion was seconded by Ted. The vote to approve was unanimous. Dan questioned the number and amount of Delinquencies. Tim went over each of the larger ones and the process of Collection the Attorney was taking. Tim informed the Board that recent trash suspensions had not been reported to Republic during the last month and he had been holding off on setting them up with Ram until they got everything underway and working on their side. He will get with Ram this next week and would expect that too will help get many of the delinquencies off the list. After additional discussion Dan made a motion to approve the financials of October and November. Pat seconded the motion and the vote to approve was unanimous.

DISCUSSION ITEMS: Discussion on the revised **2025 Budget** resulted in the agreement to three further adjustments. Ted made a motion to approve the 2025 Budget subject to the three changes, Interest Income, Sprinkler Repairs and Fence Maintenance. Dan seconded the motion, and the motion was approved by a unanimous vote. **Tree Removal.** Tim discussed bids received for the removal of a very large Cottonwood which was dying. Scebbi Tree Service had the lowest Bid and will be retained to remove it. There was discussion that the HOA sign on Buffalo Creek Parkway may have burnt out lights. Tim discussed a few Violation issues that have come up to get the Boards opinion on how to deal with them. The trash service switchover went better than hoped. There are a few issues which are still being worked out, but things went very well. The Board discussed the Xfinity cable progress and concerns about sprinkler system damage to both homeowners and the HOA common Areas. The Board asked Tim to check with Xfinity to define how sprinkler repairs would be handled. The Board discussed the Management Contract and were informed that there was no increase last year and approved an increase. Tim discussed the Annual Homeowners Newsletter, telling the Board he was already working on it and asked for ideas. Tim will have a rough draft available in a couple weeks. Tim affirmed to the Board that the Annual billings, for about 100 homeowners, have been balanced, statements printed, and billings were ready to be mailed by the 15th. Pat's term would be up this year, and he told the Board he would be willing to run again. The Annual Homeowners Newsletter should be mailed out between Christmas and New Years. Tim informed the Board that he paid the Town of Wellington for the 2025 season's rental of the Leeper center for our meetings covering the second Thursday of every month.

NEXT BOARD MEETING: The next Board Meeting/Annual Homeowners Meeting will be held on Thursday, January 9, 2025, at 6:00 pm at the Leeper Center. A short Board meeting for the election of officers and a few housekeeping items will follow the Annual Homeowners Meeting.

ADJOURN: With no further business before the Board, at 8:22 pm Dan made the motion to adjourn, which was seconded by Michael. The vote was unanimous to adjourn.