

# Buffalo Creek Homeowners Association

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## Board Meeting Minutes February 12, 2026

**MEETING:** The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, February 12, 2026. Dan called the Meeting to order at 7:01 pm.

**PRESENT:** Board Members present: Dan Sattler, and Ted Craig. Pat Cordova was out of state. A quorum was established.

**HOMEOWNERS:** No Homeowners present

**MANAGEMENT REPORTS:** Dan made a motion to approve the January Minutes. Ted seconded the motion and the vote to approve was unanimous. Dan made a motion to approve the January Financials. Ted seconded the motion and the vote to approve was unanimous. Tim reported that he has sent out 14 Certified letters to homeowners warning that their accounts would be turned over to the Attorney for collection if they did not pay their past due balance. On the 20<sup>th</sup> of this month the deadline for payment will have passed and Tim will notify the Board of those needing to be turned over for Collection. The new state law requires a Board Vote being recorded for each of these individually affirming they be turned over for collection.

**DISCUSSION ITEMS: Jelly Fish Lighting:** Dan said he had no problem with Jelly Fish lighting and asked about procedure. Tim reported that the Board would need to adopt guidelines like, color of lighting, maybe facing the front of the house only to protect from previous complaints about it lighting up a neighbor's bedroom, lumens of lighting, hours of lighting, and any other issues addressed. The item would be on the Agenda scheduled for a Board Vote and the Agenda on the HOA website ahead of meeting time. **HOA Sign:** Tim reported the lighting has been repaired. **Fence Damage:** Tim discussed the fence damage from the recent wind storm and showed pictures of the properties damaged. The repairs for this storm are about \$7,000.00

**NEXT BOARD MEETING:** The next Board Meeting will be held on Thursday, April 9, 2026, 7:00 pm at the Leeper Center.

**ADJOURN:** With no further business before the Board, at 7:30 pm Dan made the motion to adjourn, which was seconded by Ted. The vote was unanimous to adjourn.