

Buffalo Creek Homeowners Association

Board Meeting Minutes February 10, 2022

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held on Thursday, February 10, 2022, at the Leeper Center. Sally called the Meeting to order at 7:10 pm.

PRESENT: Board Members present: Sally Weiser attended by phone, Ted Craig, Pat Cordova, and Michael Katalenic. Clayton Graves, Jeff Looney, and Zachary Boyer were absent. A quorum was established.

ELECTION OF OFFICERS: After a short discussion about having cancelled the election last month due to wanting a full Board present for the election, it was decided that we needed to resolve the election at this meeting. Ted made the motion to re-appoint Sally as President, Mike made the second and the vote to approve was unanimous. Mike made the motion to appoint Pat as Vice President and Ted seconded. The motion passed by unanimous vote. Pat made the motion to re-appoint Clayton as Secretary and Ted seconded. The vote was unanimous. Pat made the motion to re-appoint Ted as Treasurer, Mike seconded, and the vote was unanimous.

HOMEOWNERS: There were no homeowners in attendance.

MANAGEMENT REPORTS: Property Manager Tim Singewald discussed the financials. He pointed out that a lot of homeowners had elected to make annual payments and that the bank account at the end of January was \$115,719.95. He reported that early February a transfer was made to replenish \$50,000.00 into the HOA Reserve by depositing into a Money Market Account at Meridian with an interest rate of .35%. HOA expenses are minimal in the spring with most of our costs coming during the summer. We are getting \$15,500.00 a month right now on ACH with few expenses, so he will do a cash flow analysis and see if an additional \$35,000.00 can be transferred into the Money Market account getting us more into line with our Reserve requirement. Tim discussed our collection efforts to date that have brought the delinquencies down to \$6,533.15 and that the 2 highest delinquent accounts have been turned over to the Attorney for collection. Ted made a motion to approve the Minutes of January 13 and Pat seconded. The vote to approve was unanimous. Pat made a motion to approve the Financials which was seconded by Ted. The motion carried by unanimous vote of the Board.

ARCHITECTURAL REVIEW COMMITTEE: There were only two ARC requests, one for dumpster, and one to change out an entry way light. Tim reported that he had reached out to Rebecca Harrison for the ARC position she had requested at the Homeowner Meeting, however she responded she was too busy at this time to commit. Tim also reported he reached out to Mr Harrell about his Balcony request but had not heard back. Pat reported he had heard from Mr. Harrell that he had too many things going on right now and did not want to proceed.

DISCUSSION ITEMS: Basketball Hoop Guidelines. Attorney Pete Dauster had presented wording for Board consideration. Discussion covered a desire to postpone the decision until more Board Members could be in attendance, however it was pointed out that this issue has been

in limbo for too many months and the Board needed a final resolution to this matter. It was determined to have the vote on this, hold off on informing the homeowners for two weeks allowing those not present to voice concerns if any. It was believed that the wording covered all issues the Board wanted from the last meeting with the attorney. Pat made the motion to approve the attorneys Policy statement and Sally seconded. The vote was unanimous to approve.

Christmas Tree Lights. Tim discussed this year's issue with the Christmas lights and the bill received from Sav-A-Tree for repairs of the squirrel damage in the amount of \$382.00 that they claimed was an act of God. Tim has not paid the bill and wanted the Board to consider the issue. Pat said that under a homeowners insurance policy rodent damage isn't considered an act of God. Consensus was not to pay.

Fine Considerations. The consensus of the Board was that the fine for the Suarez family had been addressed at the Hearing and that that decision, with the agreed fine reduction was adequate. Fine consideration for Cox was discussed that it should not be reduced, however if anything was reduced it should only be the last fine as is current policy. In two weeks, after the adoption of the new policy for basketball hoops Tim is to inform Mr Cox of the Guidelines and have him move the hoop into compliance or resume the fine schedule.

(Currently his hoop is in violation of the 8-foot clearance over the sidewalk.)

Board Position

If we get a resignation from Zach Tim should reach out to Alden to see if he has an interest.

March Board Meeting. It was determined to not hold a March Board Meeting as there appears no issues will be before the Board. **Website Management.** The Board consensus was to retain Bryan on an hourly fee basis for the administration of the website.

NEXT BOARD MEETING: The next Board Meeting will be held Thursday, April 14, 2022, 7:00 pm at the Leeper Center.

ADJOURN: With no further business before the Board, at 8:30 Ted made the motion to adjourn which was seconded by Pat. The vote was unanimous to adjourn.