

# Buffalo Creek Homeowners Association

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## Annual Homeowners Meeting Minutes January 5, 2023

**MEETING:** The Annual Homeowners Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, January 5, 2023. Pat called the Meeting to order at 6:30 pm

**PRESENT:** Board Members present: Pat Cordova, Ted Craig, and Michael Katalenic.

**HOMEOWNERS:** There were 20 homeowners present and 13 represented by Proxy. Tim Singewald, Buffalo Creek Management Co, reported that the Annual Homeowners Newsletter noting the meeting had been sent out to all homeowners in December, that the meeting was posted on the website and signs announcing the meeting were posted at the HOA exits. Proper notice was given. All board members were present, and a quorum of homeowners was met for the meeting. Tim reported that Sally Weisser, past president of the HOA Board, had passed away a few weeks ago and would be deeply missed.

**PRESIDENTS REPORT:** Pat Cordova, President, introduced himself and asked the Board to introduce themselves. Michael and Ted gave a short history of their time in Buffalo Creek. Pat talked about the past year discussing our cost increases and reasons why there needed to be a dues increase. The Board has worked hard on trying to resolve issues with our trash service and has even vetted companies for a new service. We received pricing which was higher than our current contract. We do have a couple years on our current contract and will keep pressure on Republic to get proper service. Tim discussed the issues with the Christmas lights last year and the troubles we had. We could not find a company in our area that would do lights this year, so we did not have the corners illuminated this season. We are open to suggestions.

**LEGAL:** Pete Dauster, HOA legal council discussed the recent HB 22-1137 and implications for HOA's.

**MANAGEMENT REPORTS: Previous Minutes:** Ted made the motion to approve the Minutes of last year's meeting and was seconded by Michael. The vote to approve was unanimous. **Financials:** James Raymond questioned the snow removal contract with respect to mailboxes. Homeowners are responsible for the sidewalks around their property. The Landscape snow removal contract also has it written that they check these and will remove the snow if the homeowners have not removed it when they do the common area. Pat pointed out that homeowners should do their sidewalks and as a backup the landscapers look at it. Tim pointed out that the landscaper missed a couple places two storms ago and he addressed that with them at the time. This last snow did not meet the 2-inch trigger, so it was not plowed. It stayed cold after that snow and did not melt as it usually does at that level. This left snow on the sidewalks for several days and made walking difficult. The Board will discuss how to resolve this in their Board Meeting tonight. James questioned if the Management contract is being vetted as the other contracts have been. Pat affirmed that the contract has been vetted and feels

comfortable that the contract is well within the current market range when viewing all the additional services the Board has requested of the Management Company. Tim thanked homeowners who have reported issues they see around the HOA in a timely manner by email so we can address them quickly.

**HOMEOWNERS WISHING TO ADDRESS THE ASSEMBLY:** **Brendan Gallagher** discussed the asphalt plant coming into Wellington adjacent to the HOA and his concerns for the health and well-being of our residents. He covered both health and economic concerns. He had a petition and asked that anyone wanting more information or to sign the petition to get with him after the meeting. Brendan also requested that the Board consider writing a letter to the Town of Wellington Board about this. Chuck Mayhugh commented that the plant would not be a primary facility, but a recycling facility and that we should see what the implications of this type of facility are. **Chuck Mayhugh** addressed the Board requesting that the Board write a letter and to go to the Town Trustee meeting to make the request of the Town Trustees to put a basketball court (84x50) in Wellington Community Park.

**ELECTION OF BOARD MEMBERS:** Pat opened the election of new Board Members. Pat pointed out that we have worked hard to keep meetings at an hour's length and that we have started having meetings every other month, not monthly. Roma Sattler nominated Dan Sattler and Tim Singewald seconded. James Mueller volunteered, and Chuck Mayhugh seconded. There being no other nominations, nominations were closed. Dan and John were approved by acclamation.

**NEXT BOARD MEETING:** Tim pointed out that we needed to have our Annual Homeowners meeting this year on the first Thursday, January 5<sup>th</sup>, so we could have dues increases properly addressed prior to the ACH billing taking place on the 10<sup>th</sup>. Next year's meeting should be the second Thursday like normal. The next Annual Homeowners Meeting will be held Thursday, January 11, 2024, 6:30 pm at the Leeper Center.

**ADJOURN:** With no further business before the Board, at 7:40 pm Chuck Mayhugh made the motion to adjourn which was seconded by Dan Sattler. The vote was unanimous to adjourn.