

# Buffalo Creek Homeowners Association

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## Board Meeting Minutes November 9, 2023

**MEETING:** The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, November 9, 2023. Michael called the Meeting to order at 7:04 pm.

**PRESENT:** Board Members present: Michael Katalenic, Dan Sattler, and John Mueller. Ted Craig and Pat Cordova were not in attendance. A quorum was established.

**HOMEOWNERS:** None present

**MANAGEMENT REPORTS:** Dan made a motion to approve the Minutes from the October Meeting and the motion was seconded by John. The vote to approve was unanimous. Management affirmed that the Board had approved the increasing of the Flower budget last spring from \$900.00 to \$1,136.35 and the Fence staining repair budget from \$7,500.00 to \$20,000.00 to increase the fence staining project to make up for the Covid time, when we fell behind on the annual fence staining of 20% per year due to lack of funds. The postage fund shows it is over budget however the Certified Letter fee being charged, which would offset a part of this, is reported in Fee income. Buffalo Creek HOA should move \$35,000.00 into a CD by yearend to meet our Reserve Requirement. After discussion Dan made a motion to approve the financials and the 2024 Budget with the changes discussed. John seconded the motion and the vote of the Board to approve was unanimous.

**DISCUSSION ITEMS: ARC:** Management presented several pictures of houses that have randomly planted wildflowers in the previously ARC approved rock garden areas without approval. Weeds are seen in the rock garden areas and homeowners are claiming these are all wildflowers and it is becoming an eyesore and causing issues with compliance drive throughs. It was discussed that the homeowner should need to get an ARC approval under the Xeriscape guidelines if they want wildflowers and that these would need to be in grouping arrangements. Lupine and sunflowers should not be allowed as part of the front yard ARC approvals. Invasive plants should not be allowed. Proceeding without an ARC approval would require immediate notice by Certified Letter. **Management.** The Management contract was discussed. Dan made a motion to approve the Management Contract for 2024. Michael seconded and the vote was unanimous to approve. **Leeper Center.** Management met with the Town and reserved the Leeper Center for the second Thursday of each month of 2024 from 6:30 to 8:30 pm at the cost of \$30.00 per month. **Fence Repairs:** Management went over fence issues reported to date and those will be repaired next week.

**NEXT BOARD MEETING:** The next Board Meeting/Annual Meeting will be held Thursday, January 11, 2024, at 6:00 pm at the Leeper Center.

**ADJOURN:** With no further business before the Board, at 7:45 pm Dan made the motion to adjourn, which was seconded by Michael. The vote was unanimous to adjourn.