

Buffalo Creek Homeowners Association

Board Meeting Minutes November 12, 2020

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, November 12, 2020. Bryan called the Meeting to order at 7:03 pm.

PRESENT: Board Members present; Bryan Lamoreaux, Natalie Ross, and Clayton Graves. Sally Weisser and Victoria Benjamin were absent. A quorum was established. Sally arrived later.

LANDSCAPE PRESENTATIONS: Manager Tim Singewald discussed the HOA financials briefly pointing out our costs have risen and the HOA needs to try and trim back on our expenses to keep from needing to increase homeowner dues. We are hoping to discuss the services tonight in light of trying to find areas of either duplicate efforts that can be cut or areas we can cut back on to be more financially responsive.

Tree Top LLC We have two programs set up with Tree Top. Tree Trimming for \$5,400.00 and Treatments for \$13,127.20. Joe Sosa, our Account Manager, says that the trimming is very important to keep in place, as is the deep root watering/fertilizer that is done in the winter. We did have some freeze kill this spring but the trees are looking very good in general. We are looking good on the Zimmerman moth issue with no visible infestations and can probably cut back a bit next year. The big Zimmerman problem has been solved and we will cut back next year, keeping an eye out for infestation. Lilac Ash Borer is at Hwy 1 & 287 and Emerald Ash Borer is coming which will kill trees in the future. The Ash Trees will be very expensive to treat (the cost of treatment is about \$5.50 per diameter inch per tree) and with no guarantee for the trees' survival. It has been suggested many times to eliminate the Ash trees now and start new younger trees. No one feels it would be very acceptable to cut down beautiful trees under an assumption they may die. Rather than spending a lot of money trying to treat all of the Ash Trees, Tree Top will look into coming up with a list of our better Ash trees to treat and we will hold back from treating the others, expecting to have to eventually replace these as they die off. (We have about 187 Ash Trees) There was question about duplicate effort on tree trimming between Tree Top and Zak George. Discussion disclosed they do a different effort in the trimming so it's not duplicate effort. Tim suggested that we could save some money by passing on trimming the Ash Trees we plan on bypassing with the Borer treatments. Joe will take the suggestions made tonight, evaluate to find our better Ash trees, and come back with a revised contract which he will get to us before our next meeting so we can work it into our 2021 Budget. The Board needs to keep in mind that tree replacements will cost about \$500.00 per tree, (cost of the tree replacement and winter watering of the young tree) which also needs to be figured into budget. Sally asked to have the bushes on the side of the sign removed so the new bushes will look balanced.

Zak George Mike Paynter, Project Manager, discussed the first year working with the HOA. Basically, the Landscape contract is \$63,800.00 up from Greening Up contract of \$29,280.00. Both include a provision for time and materials on repairs. (Zak George has between 200% & 300% mark up, where Greening Up was direct wholesale pricing) He claimed the startup with the HOA was rather easy as Tim has things well in line. He was surprised we had working drawings of the irrigation system and that everything was in good operations. He knew we had expressed concerns with the edging and the cleaning of the drain pans. Discussing raising tree limbs, Mike said he clears the sidewalks and the street of branches up to 10 feet but not higher. There was discussion about

getting the limbs trimmed at the collar, not inches beyond it. Mike agreed. There was discussion about the dirt and rocks that went into the main line during a vertical lateral repair and it took several weeks to get the rocks out so the valves on the north sidewalk area could close properly. One day it ran for 14 hours, on a mowing day, and the mowers went around it leaving long grass, but not fixing the problem with the zone. Mike said that the young man that Tim observed making that repair is no longer employed and he has made some good additions to his sprinkler tech staff since then. Sally brought up the Blow Out issue. Tim said we received the call 15 minutes before the blow out that Zak George did not have a working compressor and were not coming. We had all the homeowners scheduled and Scott was on location. We had Scott find a compressor to rent and he ran to Berthoud to get it. We blew out the system ourselves. Bryson had their Sprinkler Tech, Jen, come out. She arrived about noon and helped run zones. Both Sally and Natalie talked about the reasons we chose Zak George, and the presentation they made about the professionalism they claimed and the size of the staff with their ability to have backups which was the main reason they chose Zak George and agreed to go with the higher priced service. They expressed concern that things have not turned out as promised. Several Board members expressed the concern of a 300% mark up on the costs of materials. Mike would look into the mark up. Mike agreed that any damage due to mowers running over heads and damaging box lids should be on them to replace at no cost. He will look into that next week while onsite. There were issues with Weed control this spring and summer. Mike would get the pruning of the shrubs, the suckers and huge weeds growing in the junipers removed along Co Rd 9 completed next week. One area of suckers is so overgrown that it looks like a bamboo forest. Mike told Bryan he would also raise the branches along the sidewalk to 10 feet next week. Mike also agreed they would finish up the drain pan along Co Rd 9 from where the culvert comes under the street to the north sidewalk. The snow removal was pretty good last winter. There was an issue missing the mailboxes but that has been resolved. Tim said that when he calls Sarah at the Trouble Desk, she has been very responsive, and things get taken care of which he appreciates. We have received many positive responses from the Homeowners for the overall service. Mike agreed that there were issues this year. Everyone agreed that the learning curve has been a factor and we look forward to a smoother year next year. Bruce and Jen did get the filter drained and winterized in the pump house. Later in the Budget Session Sally brought up the bill we paid to Water Dogs for the Blow Out costs and the Board assigned Tim to discuss it with Zak George for re-imburement.

HOMEOWNERS: Carol Bennis 8895 Flaming Arrow had received letters on her fence. She had pointed out that we had two completion dates for stain, one said 30 days, and in another place, it showed 60 days. The Compliance Officer was going on the 30-day guideline and had issued the letter. At a Board meeting we discussed that difference and made appropriate changes to clean that up making it 30 days in both places. The fence was stained, and no fines were issued. She thought the second letter was for stain, but it was for the gate. Carol shared that when the fence was installed, the Builder drilled down through the sprinkler water line and it supper saturated the lawn area for weeks by the house. A big wind blew that section next to the house over and it was now braced. She is having trouble finding someone to get it fixed. Tim will explain the situation to the Compliance Officer, and we will allow proper time to get it fixed.

Carlos Centeno 8977 Spirit Street said he received just one letter that had a \$50.00 fine for weeds. Carlos claimed he had a hard time with the weeds this year. Carlos said his son had pulled the weeds and they are gone now. After the last meeting Tim said he drove by and verified that the weeds were gone, and that Carlos has not received any letter since they were pulled. Tim assured the Board that at least two letters were sent to Carlos and he would find the copies of the letters sent to Carlos. Carlos said his yard died due to not getting water last year and Tim did not turn the HOA system water off so he could fix it. Tim said he had turned it off on the agreed day but heard later Carlos did not get it fixed that day. The system was fine that spring when we started up the system. Why

couldn't Carlos fix his valve by turning off the HOA side of the system in the box. He said he did not have any water, so his system was not under pressure and should be able to be repaired. Tim showed a diagram of how all the boxes in the HOA are set up with an HOA side valve and a homeowner side valve with the drain in between. Carlos seemed confused about the box system saying it should turn off upstream somewhere else in the greenbelt, which Tim pointed out all of the valve boxes are in the homeowner yard and that all of the homes on Co Rd 9 are set up the same way. An email went out to all homeowners this spring prior to start up reminding homeowners to have the valves closed in case any were opened by the homeowners during the winter. Last year Carlos was going to fix his valve. This spring during startup we had a guesser in Carlos's yard, and we had to shut down the system -while we had 4 Zak George employees, Scott and myself, all onsite for the start up. Scott went to rebuild the valve box in Carlos's yard and when a heated discussion ensued Scott called Tim to come and help with Carlos. Scott finished rebuilding the valve's in the valve box and after about an hour and a half we were able to repressurize the system and continue with the spring start up. The Board authorized sending the bill for the repairs Scott made to Carlos. Carlos had come to a previous meeting this spring and complained about being charged for the repairs and he claimed that we caused his yard to die. Tim pointed out he was going to fix his system over the winter, an email was sent giving the startup date and Carlos still had not fixed his system. With everyone scheduled for the spring startup we had to get his system fixed so we could get the work accomplished and others would get their expected water. During that spring meeting the Board told Carlos we would not compensate him for the yard, but the Board did authorize reversing the charge for the valve box repairs. Tim confirmed that he had removed the charge for repairs from his account. Carlos said that he had his son fix that valve weeks prior to start up this year and that it was fine. When the system did not pressure up, we went in search of obvious leaks. When Scott got there, we had a guesser in Carlos's Valve box, so he had to fix it. Clayton and Bryan said we went over all of this already and it been resolved by reversing the repair bill but no consideration for the yard. Tim showed Carlos the drawing of the box and explained how the system works. Carlos claimed that the valve froze and it broke. Tim pointed out how we blow out the system and drain to the middle drain valve between the HOA valve and the homeowner valve. When we blew out the system that winter, we got all of the water out of our side of the line. If the homeowner does not open the HOA's valve, as instructed in the email, and does not blow water up the HOA side of the line, it cannot freeze the HOA side. Clayton agreed to meet with Carlos and look at his valve box. Tim passed around the email sent this spring that shows Carlos's email address in the email address bar along with all other Co Rd 9 homeowners. Clayton asked if we had any other homeowners having troubles like Carlos and Tim said no. Clayton asked what Carlos wants. Carlos says he has a 10,000 sq/ft yard and it needs to be replaced at \$0.30 per sq/ft. Bryan pointed out there is a statute of limitations. Tim agreed and pointed out the attorney would need to be consulted before the Board move on this. These types of issues are covered in the HOA documents and Carlos has requirements as defined there. Clayton will look at Carlos's yard and also look at others to see how they work. Tim pointed out again that the box in the yard is the only valve system that controls the blow out and the start up of the homeowners system, there is no other valve system that comes into play.

MANAGEMENT REPORTS: Natalie made a motion to approve the Minutes of October 22. The motion was seconded by Bryan and the vote to approve was unanimous. Natalie questioned the bill of October 4th for Water Dogs for the Rainbird 1806 heads and discussion covered maybe meetings where Natalie may not have been present approving Scott to replace all those heads along Co Rd 9. We also pointed out that Water Dogs was authorized to have the parts billings from DBC sent direct to Tim to pay at the wholesale price. Zak George had been marking up parts, some as high as 300%. We need to discuss the blow out costs we paid to Water Dogs with Zak George. Natalie made the motion to approve the financials which was seconded by Bryan and the motion was approved by unanimous vote. Discussion of the Budget covered the need to have it finalized and approved at the

next meeting (December 10th) so it could go out in the Annual Newsletter to homeowners. Tim pointed out we have drawn funds out of the Reserves this year leaving us about \$32,000.00 short for the year. We have everything to date fixed and hopefully resolved with no further major expenditures on the horizon for the irrigation system. We do need to rebuild the reserve account for what has been borrowed from it. We do not necessarily need to raise dues this year, but it is good to let everyone know why there may be the need to raise dues at the end of 2021 for 2022. Right now, it is looking like about a \$5.00 increase would cover it. We need to keep in mind possible tree replacements as they die, and we will need to start thinking about fence replacements. The overall irrigation system is about 15 years old but should be good for years more. Tim pointed out homes are selling over \$400,000.00 this year with a high of \$427,000.00 so far. Clayton said this has been a tough year for many and hopefully we do not raise dues this year. He suggested talking with the Homeowners at the annual meeting explaining the possible increase. Tim pointed out he had not anticipated the increase this year and the budget shows the same \$40.00 dues for all of 2021. Any change would be for 2022 and that allows us to discuss it this meeting. This way we can order the coupon books in December of 2021 and get them to the Homeowners, so they are set for the 2022 season of payments. We should put all the critical points out to the Homeowners that these are the conditions and ask for a show of hands if they would you prefer dues of \$45.00 or \$50.00 going forward. This way we know what to order coupon books for in December of 2021. Natalie said that due to Covid she is not looking at moving anytime soon. We were all happy to not be losing her. Sally wanted to make sure before leaving that all the Board was in agreement on the Carlos situation and she received a unanimous agreement.

ARCHITECTURAL REVIEW COMMITTEE: Natalie reported there were no pending issues for Board consideration.

DISCUSSION ITEMS: The Draft Budget was presented to the Board. Tim informed the Board they would need to have a final Budget approval at the December meeting so it can be presented in the Annual Letter to the Homeowners, prior to the Annual Meeting.

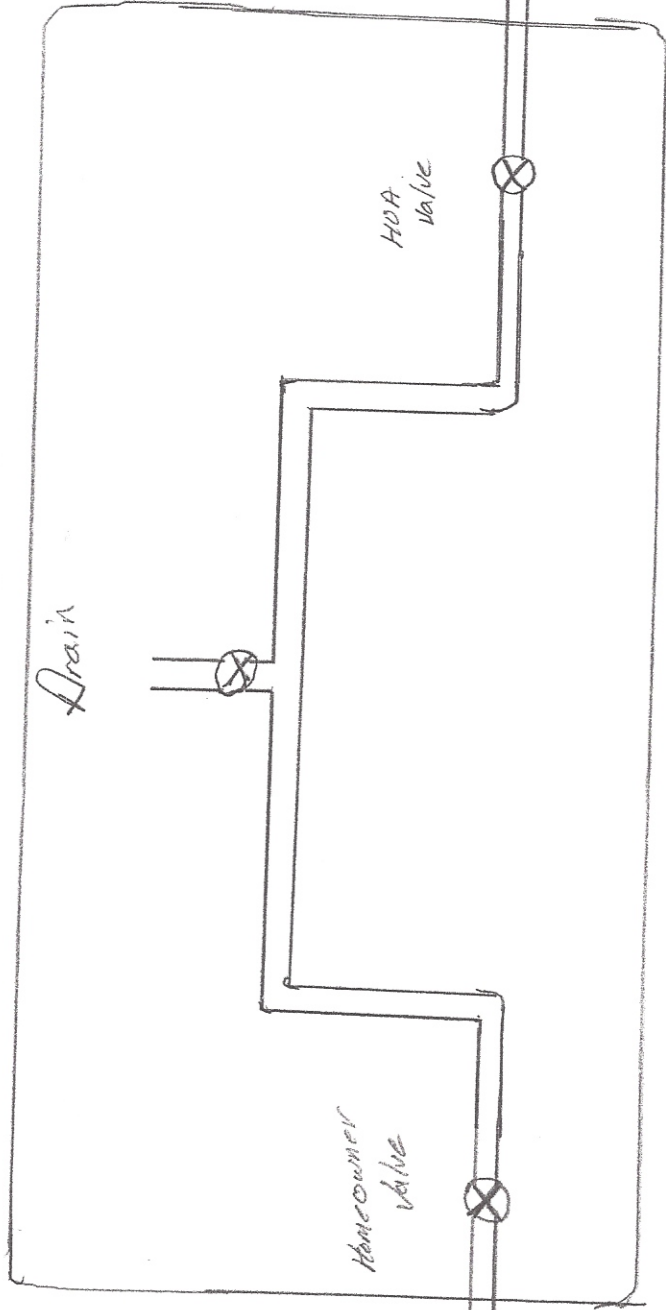
NEXT BOARD MEETING: The next Board Meeting will be held Thursday, December 10, 2020, 7:00 pm at the Leeper Center.

ADJOURN: With no further business before the Board, at 9:23 Natalie made the motion to adjourn which was seconded by Clayton. The vote was unanimous to adjourn.

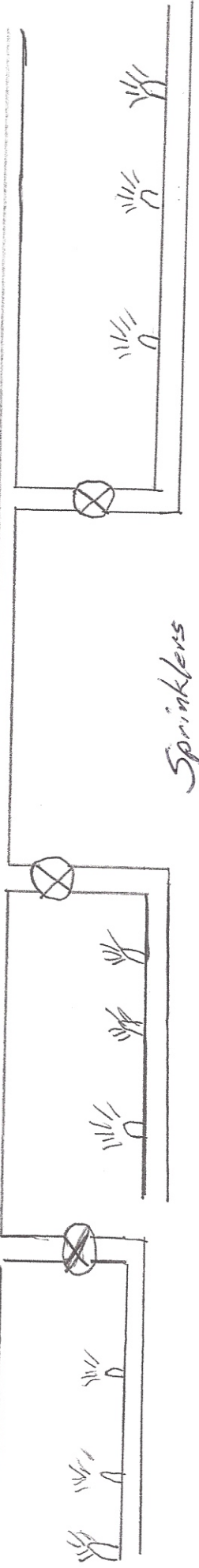
Property Line

HOA

Valve Box



Homeowner Sprinkler System



Sprinklers