

Buffalo Creek Homeowners Association

Board Meeting Minutes June 13, 2024

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, June 13, 2024. Pat called the Meeting to order at 7:00 pm.

PRESENT: Board Members present: Pat Cordova, Michael Katalenic, Dan Sattler, John Mueller and Ted Craig. A quorum was established.

HOMEOWNERS: None

MANAGEMENT REPORTS: Pat made a motion to approve the Minutes from the April Meeting and the motion was seconded by John. The vote was 4 to approve, Dan abstained due to not being at that meeting. After discussion Dan made a motion to approve the financials of April and May. Ted seconded the motion and the vote to approve was unanimous.

DISCUSSION ITEMS: Tim discussed the issues with this spring's irrigation start up. Zak George's main pump guy was not present due to a recent heart attack and the replacement guy had not rebuilt the filter properly, several times. He claimed the pump was burnt up and needed repair. Tim contacted Canfield pump for an emergency pull and repair and received a bill from them of \$1,800.00, however there was not an issue with the pump, the filter was not operating properly. Tim called Charlie Brugger who installed the filter and had him go through the filter. He pointed out how to rebuild it properly and flushed the pump well. During repairs a long lateral line was found to have frozen over the winter and needed to be dug out by hand and replaced. (About 50 foot long) Last winter a Zak George employee blew out the north section where this was, but obviously missed blowing out this zone. Tim discussed the fence staining project and the repairs from the winds this spring. There was a repair on one of our wells where the discharge pipe had cracked. The main flange leaked after repair and needed to be redressed. A gasket was damaged during repair and was replaced. Tim also discussed the tree replacements this spring and the 12 Spruce trees removed that blew over in the wind. These should be replaced this fall. Tim gave a report on the gentleman that seeded his yard after being told that the Board determined he needed to lay sod per the covenants. He was informed of the Board decision but went ahead and seeded after notice. Tim discussed the Spring Cleanup this year. Board members suggested having the Cleanup day at least one week later, maybe more, in the future.

NEXT BOARD MEETING: The next Board Meeting will be held Thursday, August 8, 2024, at 7:00 pm at the Leeper Center.

ADJOURN: With no further business before the Board, at 7:42 pm Dan made the motion to adjourn, which was seconded by Michael. The vote was unanimous to adjourn.