

Buffalo Creek Homeowners Association

Annual Homeowners Meeting Minutes

January 9, 2020

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, January 9, 2020. Sally called the Meeting to order at 6:30 pm. Manager Singewald verified that a total of 36 homeowners were being represented, 19 in person and 17 by Proxy. A Quorum was established.

PRESENT: Board Members present: Sally Weisser, Bryan Lamoreaux, Natalie Ross, and Jesse Riesterer. Kim Holbrook was absent. Sally requested the Board introduce themselves to the Homeowners.

PRESIDENTS REPORT: Sally reported we worked hard this year again, keeping the neighborhood looking good. After reviewing multiple bids, we will be hiring a new Landscape Company (Zak George). There will be an increase in cost. Sally pointed out we had been locked in at these current rates for several years and the costs had gone up. Prices were similar on all of the proposals. Another reason in the price increase is the change to mow all the areas weekly including Co Rd 9 and the north sidewalk. Bryan pointed out they will also be much better on handling the dog stations. Sally said the company has a full time help desk person. Jesse says his main reason for picking this company was their professionalism, the depth and size of staff that they can pull from on a year-round basis. Jake Luna made comments about problems he's seen with the past company and things he personally did to clean up Co Rd 9 from Stampede to the north sidewalk. He hopes this company will deal with the weeds in the juniper. Sharene Timmon was concerned about the street snow removal and it was pointed out that was the Town's responsibility. The Landscape Co removes snow on the common area sidewalks. Homeowners are responsible for their sidewalks.

MANAGEMENT REPORTS: Dan Sattler made a motion to approve the Annual Homeowners Meeting Minutes of January 10, 2019. Natalie made the second and the motion passed by a unanimous vote of the Homeowners. Ralph Burtis asked specific questions about the irrigation system and the pump filtration upgrades. He has been in that line of work and offered to help if need be. Tim got his card. Sharene Timmon was concerned that we would be paying the costs of the new community coming in. Tim explained the cost break downs and pointed out that the new community would be a separate community, not a part of our HOA. They will be responsible for their own costs and parks. Sharene was concerned that the HOA was paying the costs for Wellington Community Park. The HOA owns the pumps and the pump house in the park, however we allow the Town a use of one of the wells and we charge the Town for a shared expense on the pump house. The Town owns the park and administers it at their cost. Tim pointed out that there are two separate pumping stations in the pump house, and we are putting the filtration system on the HOA side. There was a question why we had a year-end credit. Tim pointed out that the Board was able to save in several areas throughout the year. Hiring Water Dogs to clean up the Sprinkler system a year ago saved us a lot of maintenance costs that were budgeted for 2019.

DISCUSSION ITEMS: Sheri Timmon purchased a home on Iron Horse Way this year with her daughter, and she is concerned now about 319 houses being built north of their house. It was pointed out that the Sundance subdivision has been on the books for over 15 years. She asked if the HOA could plant trees for screening. Most homeowners may not be agreeable to mitigating her view issues along the north sidewalk. Homeowners suggested Sheri plant trees and/or shrubs in her back yard to aid in screening.

ELECTION OF BOARD MEMBERS: Bryan made the motion to elect Clayton Graves to the Board. Natalie made the second. Jesse made a motion to elect Victoria Benjamin to the Board and Roma Sattler seconded. Both Clayton and Victoria were elected to the Board.

ARCHITECTURAL REVIEW COMMITTEE: A discussion on roof mounted equipment covered satellite dishes, solar panels, swamp coolers and antenna. The Solar Panels are covered by State Law and allows for HOA ARC design restrictions. We are good on those. The Roof guidelines were adopted by Covenant in 2003 and a change to the Covenants for Satellite Dishes would require a 2/3 vote of the Homeowners, which may be very difficult to achieve. Homeowners are in favor of no swamp coolers and antennae on the roof for visual reasons.

NEXT BOARD MEETING: The next Board Meeting will be held Thursday, January 14, 2021, 6:00 pm.

ADJOURN: With no further business before the Board, at 7:50 pm Jesse made the motion to adjourn which was seconded by Clayton. The vote was unanimous to approve.