

Buffalo Creek Homeowners Association

Board Meeting Minutes October 9, 2025

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, October 9, 2025. Pat called the Meeting to order at 7:00 pm.

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

HOMEOWNERS: No Homeowners present

MANAGEMENT REPORTS: Dan made a motion to approve the August Minutes. John seconded the motion and the vote to approve was unanimous. Dan made a motion to approve both the August and September Financials. Pat seconded the motion and the vote to approve was unanimous.

DISCUSSION ITEMS: The roof on the easternmost well house had a hole in the roof that needed repaired. The Irrigation Blow Out is scheduled for 10/20/25. Due to damages from Zak George's tech last year, Manager Singewald has taken courses on the Amiad Filtration System and will properly winterize the filter this year. Two 6x6 perimeter fence posts have been replaced. The Fence stain, repair project has begun. An estimated 220 pickets are being replaced on this year's section of fence. Notice went out in the Fall Newsletter and the homeowners who share the fence have all been notified by email. The Board agreed to increase the fence budget this year to extend this year's fence project around the corner to Crazy Horse. The re-imbursement from the irrigation system damage caused by Comcast of \$4,471.00 has been received and deposited. There was discussion about current Covenant Violation processes and issues with yards in the HOA. Multiple dead trees have been noted to homeowners, and more than a dozen have already been removed. HOA trees needing to be removed have been identified and will be replaced in the spring.

PROPOSED BUDGET: There was discussion on the proposed 2026 Budget. The Board considered the historic trends along with anticipated future forecasting and discussed a few changes in order to stay conservative on Incomes and hopefully adjust expenses to anticipate changes in costs. The consensus is that we are good to maintain the dues at the current rate of \$720.00 for 2026. Manager Singewald will further evaluate and update the changes discussed. The Board will meet in November to finalize the 2026 Budget.

NEXT BOARD MEETING: The next Board Meeting will be held on Thursday, November 13, 2025, at 7:00 pm at the Leeper Center.

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