

Buffalo Creek Homeowners Association

Annual Meeting of the Homeowners January 13, 2022

MEETING: The Annual Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, January 13, 2022. Sally called the Meeting to order at 6:34 pm.

PRESENT: Board Members present: Sally Weiser, Clayton Graves, Ted Craig, and Pat Cordova. Jeff Looney, Bryan Lamoreaux, and Zachary Boyer were not in attendance. A quorum was established. Management reported we have 23 homeowners in attendance along with 17 by proxy for a total of 40. We do have a Quorum of the homeowners in attendance. Sally asked the Board to introduce themselves. Pete Dauster introduced himself as the HOA Legal Counsel.

Sally discussed our tree replacements last year and how important these are to the community along with the sprinkler system repairs. We do have a new filtration system that's working well, and we replaced a clock on Washington with a new radio control clock. We chlorinated our wet well at the pump house to combat black sponge algae that was in the lines and plugging pop-up spray filters. The Board has budgeted to replace the clock on Stampede in 2022 so all three of our clocks will now be radio controlled. Home values have gone up a lot this year and with a new High School opening next year, that should also help values. She talked about the HOA dues increase. Tim discussed the conversion process to the \$50.00 dues and moving to Annual or ACH payments and said it went better than expected. Tim pointed out that the Year End loss was only \$6,000.00 for 2021 when we had Budgeted a \$30,000.00 loss. The Board and Management worked hard to keep costs down in 2021 and we came in about \$14,000.00 in loss less than we had budgeted for. Homeowner Dan Sattler asked about the Gallegos contract. It is one year till renewal at this point. Their initial increase for this year was an increase of \$2.00 per house per week for pick up, however, Tim negotiated them to just a \$1.00 increase. Sally talked about our tree contract. Tree Top has accomplished what they had planned to on our three-year contract, mostly canopy pruning and parasite elimination. We elected to not go with a formal Tree Contract this year but have budgeted to maintain our trees.

MANAGEMENT REPORTS: Tim discussed that at the Special Meeting of the Homeowners that was held on April 8th for the election of Board Members (due to postponing the election in our virtual Annual Homeowners meeting, so we could do a ballot election with homeowners in attendance). Homeowners approved the 2021 Minutes of the Homeowners during the virtual Meeting, so tonight we will be approving the Minutes of the Special Meeting which was held on April 8, 2021. Tim went over a few items not already discussed on the Budget. He discussed that we have fallen behind a bit on our Reserve requirement however we should be able to start building that back this year with our dues increase. Chuck Mayhugh questioned why one of our CD's was \$50,000.00 less. Tim explained that we had to pull that out and move it into the operating account to cover expenses, however that should get replaced soon with the dues increase. James Raymond questioned the increase in Management fees. Tim explained that that reflected additional service requested by the Board to be added to his duties, along with last years and this year's cost of living increases. Ted Craig commented that he investigated what other Management Companies charge and that the Board felt we are still under market. Pat Cordova stated that the Board has discussed this and had vetted the increase. Rebecca Harrison asked if it was a conflict of interest to have the Management company do some of the ARC approvals. Attorney Pete Dauster commented that if he is helping the ARC with

the slam dunk issues and bringing in the ARC on those other issues, he does not see that it's an issue. The Board has the power to delegate responsibilities. Pat explained how this change has resulted in quicker response times which is a big benefit to the homeowners. Rebecca said she had an interest to be on the ARC, however when we asked her this past fall, she did not have time, but would consider getting on ARC again. Alden asked who has the responsibility for trash pick-up in the HOA. Tim said the landscaper and during the winter they should be checking when they do the dog stations. Clayton made the motion to approve the Management Reports. Pat seconded the motion, and it was passed by a unanimous vote of the Membership.

HOMEOWNERS WISHING TO ADDRESS THE ASSEMBLY: Sally had a question from Steve Williams asking if the dues increase needed to have first been voted on by the homeowners? Attorney Pete Dauster responded that the Board sets the dues based on the Budget as laid out in Article 6 section 1c. Buffalo Creek is a Limited Expense Association and has different guidelines under CCIOA. JC Cox wanted to discuss the Basketball Hoop Guidelines. He had a list of 71 homeowners who were in support of changing the Basketball Guidelines. He asked for a vote of the assembly to change the Guideline. Attorney Dauster suggested a straw poll of the membership to give the Board feedback, however the Board has the responsibility to make changes to the guidelines. The Assembly, including the list Mr Cox had, voted by a show of hands to change the guidelines. (Approx. 78 to 31) Clayton made a motion of the Board to change the Basketball Hoop Guidelines which was seconded by Pat. The motion passed on a vote of 3 to 1 of the Board. The Board would work on the wording to take into consideration the concerns of the right of way by their next meeting. There should have been something included on the Agenda and in the Newsletter about this. Maria Suarez asked the Board to reconsider her request for eliminating her fines.

ELECTION OF BOARD MEMBERS: Tim informed the Assembly that he had been contacted by a homeowner a couple weeks ago of his interest in a Board position and he informed Tim yesterday that he would like to put his name in. Mike Katalenic works locally at First National. Kelly Cordova nominated Mike as she knows him. Kim Holbrook seconded. Mike was planning to attend but something must have come up. Alden Gaw said he would also consider coming back onto the Board. Kass Kohrmann nominated Alden and was seconded by Rebecca Harrison. Kim and Jesse volunteered to collect and tabulate the votes. After the vote it appeared Alden had won the election, however there was an issue when validating the vote, improperly counting the proxies. JC Cox's proxies were specific allowing him to vote on Basketball hoops and Basketball hoops only, however they were inappropriately added to the vote. (It was confirmed by JC Cox that his list was only for Basketball hoops, and he never intended his list to be counted in the vote for the Board position.) Final validation had Mike appointed to the Board position.

NEXT ANNUAL MEETING: The next Annual Meeting will be held Thursday, January 5, 2023, 6:30 pm at the Leeper Center.

ADJOURN: With no further business before the Assembly, at 8:26 pm Chuck Mayhugh made the motion to Adjourn. The motion was seconded by Pat Cordova. The vote was unanimous to adjourn.