

Buffalo Creek Homeowners Association

Board Meeting Minutes October 13, 2022

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, October 13, 2022. Pat called the Meeting to order at 7:04 pm.

PRESENT: Board Members present: Pat Cordova, Michael Katalenic, and Ted Craig. Clayton Graves was not in attendance. A quorum was established.

PRESENTATION: Andrew Meredith, President of Mountain West Disposal, made a proposal to the Board for taking over the waste collections in Buffalo Creek. Andrew disclosed a merger between Mountain West Disposal and RAM. Costs would be \$17.00 per home; they do have yard waste pickup and they would include one Spring Cleanup. He discussed the huge increase in landfill fees and Diesel Fuel.

HOMEOWNERS: A homeowner asked why we were sending notices by Certified Letters. It was pointed out that Governor Polis signed into law HB 22-1137 to take effect the beginning of August and that this process is now mandated by State Law. While no one appreciates having to do this, we are bound by state law to do so. Compliance to this law is adding considerable time and costs to the HOA.

MANAGEMENT REPORTS: Michael made a motion to approve the Minutes of August and Ted seconded. The Minutes were accepted by a unanimous vote. After a brief discussion Michael made the motion to approve the August and September Financial Statements. Ted seconded the motion and the motion carried by a unanimous vote of approval.

ARCHITECTURAL REVIEW COMMITTEE: ARC requests were up in September to 19. Discussion covered the hail damage and landscaping requests. Homes replacing dead yards were finding costs over \$6,000.00. The cost of the additional yard watering for July, August & September would be about \$30.00 a month, or \$90.00 which is a lot less than fighting weeds and replacing yards. The huge increase in the Water bill is in the base rates.

DISCUSSION ITEMS: Budget; Tim presented a draft Budget for 2023 showing the increases in costs that we know about to date. Businesses in our area are seeing an increase from 21% to over 30% in their costs. These are hard costs and are reflected in their renewal contracts. Also, Governor Polis signed into law HB 22-1137 in August putting a lot of new restrictions on HOA's in the state, such as all violation notices and delinquency collection efforts need to be sent by Certified Mail and followed up with additional notices and procedures. Every letter mailed certified costs \$7.85 vs a 58-cent stamp. The time and energy of filling out the Certified documents, along with the time required to stand at the post office waiting is huge. Certified previously had only been used only for those extreme cases, but now we are required to send all of these notices by Certified mail and to maintain detailed records. Looking at a 20 to 30% increase from all our service providers we can only expect a need to raise HOA dues

accordingly. Tim presented the Board with a Budget reflecting a loss in operations at \$50.00, a little less than even at \$55.00 and a slight buffer at \$60.00. There is concern to help cushion additional inflation increases we are not yet aware of. At this time, it appears \$60.00 should be the minimum amount to consider – or a 20% increase. The Board will need to make a final decision before the December meeting.

Trash Services: Tim went over the trash services contracts. These are basically the same at \$17.00 per house, an increase from our current \$14.00 (21%). **Fence Posts:** It was pointed out there are broken fence posts along the north sidewalk and the walk-through at the end of Spirit Street. **Signs:** The Town wants trees cleared away from the street signs. Tim is meeting with Zak George to get that done. **Irrigation blowout** is scheduled for next week. The **Asphalt Plant** that people have been talking about, which would be northeast of Buffalo Creek, was reported by the Town to be a done deal at this point with the current considerations being addressed by the town is the height of the smokestack. **Trash Cans:** It has been requested by Republic that we send notice to homeowners that trash cans need to be put out in the street for pickup. We have also received requests from our wheelchair residents to put this note in the next newsletter.

EXECUTIVE SESSION: At 8:02 Pat made the motion to go into Executive Session to discuss strategies on negotiating the Trash Contracts. Michael seconded and after the unanimous approval we went into Executive Session. At 8:25 the Board exited Executive Session.

FINAL DISCUSSION: Tim was instructed to get wording from Andrew Meredith for his escalation clause and the Board will consider that and determine which service to select. The consensus is to make a change to Mountain West if all works out.

NEXT BOARD MEETING: The next Board Meeting will be held Thursday, November 10, 2022, 7:00 pm at the Leeper Center.

ADJOURN: With no further business before the Board, at 8:42pm the meeting adjourned.