

Buffalo Creek Homeowners Association

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, August 12, 2021. Sally called the Meeting to order at 7:01 pm.

PRESENT: Board Members present: Sally Weiser, Ted Craig, Clayton Graves, Pat Cordova, and Jeff Looney. A quorum was established. Bryan Lamoreaux, Zachary Boyer and Victoria Benjamin were not in attendance. Bryan Lamoreaux arrived later.

HOMEOWNERS: There were no homeowners present. (Tony Lipscomb arrived later.)

MANAGEMENT REPORTS: Ted made the motion to approve the Minutes of July 8th. Pat seconded the motion and the vote to approve was unanimous. Tim pointed out that we will need to take funds from one of our Reserve CDs to cover operating costs. Tim pointed out that we have about \$306,000.00 in CDs and our reserve should be \$350,000.00 this year. This will be discussed further in the Budget discussion. Delinquencies are still high at \$16,700.00. Accounts are being turned over to the attorney. Gallegos trash was contacted by both Sally and Tim concerning our recent lack of trash service. They were short on staff but were getting it resolved. Last few weeks had been better. Pat was concerned that our trash rates will probably be going up due to a new owner of the company. Tim said that the Budget he put together is active and we can plug in changes as they are known. He pointed out that the Zak George contract has an increase for this coming year that he has already listed in the 2022 Budget. Sally turned in her Garden Club receipts for payment. We had budgeted \$900.00, and these are less at \$664.95. Bryan has a receipt to be paid for the hard drive which was Board approved. Bryan asked the Board to look at the new Webpage and offer input at the next meeting. He's put a lot of time and energy into it and wants to get Board feedback so he can finish it up. Tim pointed out that people contacting ARC on the old Gmail account were not getting forwarded to the new email. He reported this to Bryan, and he corrected it. This may be why some homeowners were complaining that we did not get back with them. The property Abatement did not happen as the landscaper did not show. Clayton said that he checked that property out just before the meeting and it looks like the scary house kids dare each other to go up to at night. Sally said we need to find someone else as this needs to be fixed. Sally gave a short report on the other property on Wild West which is getting cleaned up and compliant.

ARCHITECTURAL REVIEW COMMITTEE: There were 5 ARC Requests this month, 2 paint, 2 landscape and 1 flagpole. **Changes to HOA Documents.** Tim read the suggested changes to the Documents which covered the changes to basketball hoops, defining green houses, approving a second storage type structure on lots greater than ¼ acre in size, and clearing up a discrepancy in the “Hearing Procedures” which differs from the fine schedule disclosures elsewhere in the documents. This meeting is the discussion, and the final Documents will be presented for approval at the next meeting, to be voted on and adopted. **ARC Job Description.** Tim presented the ARC job description guidelines that Sally, Bryan, and he had been working on. A suggestion was made that we require a 90-day training period for persons volunteering to be on ARC. The Board consensus was to adopt the ARC Job Description as written with two changes; putting the RISR in the first mention, then adding under Desirable Qualifications; Commitment, Consistency, Communications. House paint. Repainting the same colors does require an ARC Request form so that we can log in the date it's painted, but the approval will be automatic, meaning the ARC will not need to visit the site to approve.

DISCUSSION ITEMS: Landscaping: Tim discussed his recent meetings with Zak George and Tree Top which he thought both went well. Zak George was shown all the items of concern expressed by the Board and what Tim's seen and so far, Zak George has worked to correct these. Tim said that there has been trouble getting a response from Tree Top and that he discussed this at length with Joe Sosa, our account rep. The Board consensus was "Why aren't the condition of our trees being evaluated better by Tree Top, protecting our investment, which is the main reason we chose to go with them." Tree Top will be removing our dead trees this year under the pricing of our current contract, so no additional mark up. They missed the spring tree evaluation and hope the Board finds this an acceptable apology. **Dues increase.** The HOA is required to maintain a Reserve account for emergency repairs. (We are falling below our targeted amount for 2022.) At the Annual Meeting last year, the Board told the Homeowners that they did not want to raise dues for year 2021 due to COVID along with wanting more information on operating costs, however an increase would be eminent the end of 2021 for 2022. It was discussed that 2021 would most likely run on a deficit, and that, along with the funds required to keep up with the Reserve Account objectives, an increase would be considered for 2022. It's obvious that costs are going up and our expenses are more than the current dues can service. All costs seem to be going up and getting service people is very difficult. The contract price to Zak George is going up per their contract and there's concerns about an increase from Gallegos. Our Tree replacements this year are just under 20 trees, and we still have concerns about the Emerald Ash borer still coming our way. At the last Annual Meeting of Homeowners, we discussed both the \$5.00 and \$10.00 increase. The Board considered going \$5.00 now and making it \$10.00 the next year. Discussion covered the deficiency this year, pulling funds from CDs which needs to get paid back and the upcoming rise in expenses. The Board consensus was that a \$10.00 increase is needed and instructed Management to inform the Homeowners of this by Newsletter. This way they have plenty of time to adjust and/or come in and discuss it with the Board. **Payment of Dues.** In an effort to go paperless, and reduce operating costs, the Board will be authorizing a requirement to move all homeowners onto either Annual Payments or monthly ACH payments. Almost 2/3 of the HOA is already on ACH today. We have over 50 homeowners who have elected to do Annual Payments, we have 45 homeowners on Bill Pay and about 70 using the payment coupon booklets. The cost of booklets is about \$900.00. Coupon books and Bill pay will no longer be accepted. Management is instructed to put a note out in the upcoming Newsletter. Management will develop a plan to implement the change. Sally asked that all Board Members get familiar with the budget as it will be a discussion item at each of our next meetings as we try to plan for 2022.

EXECUTIVE SESSION: At 8:21 Clayton made the motion to go into Executive session to discuss current issues with the Legal Committee. The motion was seconded by Bryan and passed by a unanimous vote. At 8:42 the Board exited the Executive Session.

Annual Meeting: Management was instructed to make some comments in the next Newsletter about second story balconies informing the homeowners that this topic would be discussed at the next annual homeowners meeting to get their direction. A couple homeowners would like this option, however the Board has concerns about neighbor's privacy. When Play structures were debated, homeowners didn't want their neighbors play structures too high taking away the privacy they have from their privacy fence.

NEXT BOARD MEETING: The next Board Meeting will be held Thursday, September 9, 2021, 7:00 pm at the Leeper Center.

ADJOURN: With no further business before the Board, at 8:45 pm Clayton made the motion to adjourn, and Jeff seconded the motion. The vote was unanimous to adjourn.