

# Buffalo Creek Homeowners Association

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## Board Meeting Minutes June 9, 2022

**MEETING:** The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, June 9, 2022. Pat called the Meeting to order at 7:00 pm.

**PRESENT:** Board Members present: Pat Cordova, Clayton Graves, Michael Katalenic, and Ted Craig. A quorum was established. Clayton said he would need to recuse himself during the Executive Session.

**GUEST SPEAKER:** Kallie Cooper, Town of Wellington Community and Business Liaison, addressed the Board about the upcoming 4<sup>th</sup> of July Celebration. Wellington Community Park will once again be utilized for the Celebration. **Road Closure:** The Town will be closing Buffalo Creek Parkway from Washington all the way to the north cornfield from 6:00 am to 5:00 pm. We will check the irrigation system to keep it from running during that time frame. The Town will clean up that night and finish up that next morning. They will work with us on any damage. **Flight for Life:** Kallie said that the Flight for Life helicopter would be in the park for people to look at unless it's needed for an emergency. **Yard Maintenance:** Tim complained about the notice in the Water Bill claiming, "prohibits an HOA from levying fines on a homeowner for inadequate watering when restrictions are in place." HOA's do have the ability to assess fines for inadequate watering, and the homeowner is required to show they have watered during the allowable times if they are cited.

**HOMEOWNERS:** Tyler and Alicia Meiers were in attendance and expressed their desire to help on the ARC Committee. Tim would work with them to start getting them involved in the process. No other homeowners were in attendance.

**MANAGEMENT REPORTS:** Pat made a motion to approve the April Minutes and Clayton made the second. Approval was by unanimous vote. Clayton made a motion to approve the April Financials, Ted seconded. Approval was by unanimous vote. Tim pointed out that the two Liens we sold on troubled properties were large again and these too would be sold. Clayton made the motion to approve the May Financials, and Ted seconded. Approval was by unanimous vote.

**ARCHITECTURAL REVIEW COMMITTEE:** After reporting on this month's ARC Requests the Board agreed to give the Trailhead Picnic Table a landscape variance. Pat agreed to oversee any requests for ARC approvals.

**DISCUSSION ITEMS: Tree Replacements:** Tim reported that we would have about 14 trees planted this year. **Irrigation Wet Check:** Tim would contact Scott Smith for a wet check of the system when the summer heat picks up. The Board approved. **Sanitation:** Tim will be meeting with Mountain West Disposal.

**EXECUTIVE SESSION:** At 7:48 Clayton made the motion to go into Executive Session for input from the HOA Attorney. Michael seconded. The vote was unanimous, and the room was cleared.

**FINAL DISCUSSION:** The Board came to a unanimous consensus on how to deal with the homeowner under current litigation. Tim would report the Board's guidance to the attorney. Clayton had left the meeting when discussions started as he had a conflict.

**NEXT BOARD MEETING:** The next Board Meeting will be held Thursday, August 11, 2022, 7:00 pm at the Leeper Center.

**ADJOURN:** With no further business before the Board, at 8:15 Pat made the motion to adjourn which was seconded by Michael. The vote was unanimous to adjourn.