

Buffalo Creek Homeowners Association

Board Meeting Minutes October 10, 2024

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, October 10, 2024. Pat called the Meeting to order at 7:02 pm.

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

HOMEOWNERS: Carlos Centeno was concerned that he got a Certified weed letter without previous notice. Tim went over notices sent. Carlos said he moved, and his son is renting that house. He only picks up mail every couple weeks. He will send Management his new address. Carlos had questions about the winter blowout and Xeriscape process.

MANAGEMENT REPORTS: Dan made a motion to approve the Minutes from both the August 8th regular meeting and the August 26th Special Meeting. The motion was seconded by John and the vote to approve was unanimous. Dan questioned not having a payment this month to Zak George. Tim talked about the problems during the spring startup and current negotiations on the costs charged by Zak George. An agreement was reached, and this month's payment was made but not until the first part of October and it will show up on next month's financials. After discussion Dan made a motion to approve the financials for August and September. Ted seconded the motion and the vote to approve was unanimous.

DISCUSSION ITEMS: Manager Tim Singewald discussed the fall blowout process, an update on the trash service change, and ARC ongoing process this year on Tree requirements, dead tree removals, fence stain and house painting. The Budget for 2025 was reviewed and discussed. We will adjust and finalize this proposed Budget at the December Meeting.

EXECUTIVE MEETING: At 8:02 pm the Board went into Executive Session to discuss Contract Negotiations. At 8:24 pm the Board exited the Executive Session. No decisions were made.

NEXT BOARD MEETING: The next Board Meeting will be held Thursday, December 12, 2024, at 7:00 pm at the Leeper Center.

ADJOURN: With no further business before the Board, at 8:26 pm Dan made the motion to adjourn, which was seconded by Pat. The vote was unanimous to adjourn.