

Buffalo Creek Homeowners Association

Board Meeting Minutes September 14, 2017

MEETING: A meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, September 14, 2017. Dan Sattler called the Meeting to order at 7:10 pm.

PRESENT: Board Members present: Dan Sattler, Leah Selvage and Josh Story were present. A Quorum was established. Karen Johnson arrived after start and Mike Nothnagel was absent. Homeowners present: Jesse Riesterer, Mindy Price, Monte and Nicole Medina, Bryan Lamoreaux, and Doug Sterkel. James Knotts was present to make presentation for Tree Top.

PRESENTATIONS:

Tree Top Inc. - James Knotts from Tree Top Inc. made a presentation and presented a bid for the Tree care and maintenance to Buffalo Creek HOA. James discussed the variety of insects that attack the types of trees we have and the preventative measures to combat them. There was also discussion on fertilizing 2 to 3 times a year and Anti Desiccant for conifers. The HOA already pays for Ash Borer spraying in the spring and also pays another company for tree trimming. The Board was somewhat confused about the pricing for the proposed services. James said someone in the office had compiled the information and pricing. He would need to get the answers and report back to the Board. Treating Lilac Ash Borer, Zimmerman Moth (spring and fall) Anti-Desiccant the conifers, summer inspect and treat for leaf feeding insects, along with deep root fertilizing in the spring and as needed during the summer, pricing in the bid was \$13,127.00. James also discussed the fact that it the Emerald Ash Borer that is coming and will kill all the Ash trees in the area. The HOA has about 198 Ash trees in total. The Emerald Ash Borer is in Boulder, Longmont and Broomfield now. He suggested we might want to start replacing some of the Ash trees each year so we are not so devastated once the beetle hits. (Maybe cut down 20 good trees a year and replace with something other than the Ash.)

Aquatic Associates – Tammy Schneck - The Town of Wellington and Buffalo Creek share the costs of the pump house, and the pond care, based on the amount of water use going through the pump house. Currently we pay 34.7% and the Town pays 65.3%. The pond was in horrible shape so the Board authorized bringing in Tammy to clean up the pond. I had met with Town Administrator Ed Cannon and Tammy at the pond. Tammy explained what would be required to clean the pond up. I told her to move forward with treatment and bill Buffalo Creek. Ed agreed to pay the Town portion.

Sprinkler System. The Board had contracted with Scott Smith, who used to own a large irrigation company in north Denver, to repair our HOA sprinkler system since after several meetings with Greening Up they have not been able to resolve the issues. Dan reported that Scott reported serious issues. Timing issues, dirt and rocks in the lines from the scraping of Co Rd 9, spray heads not working properly... The Board was unanimous in its decision to keep Scott moving on repairing the sprinkler system.

Swingle – Christmas Tree lighting. Discussion covered the last few years and the new sign area. The bid for both signs was \$4,930.50. Josh moved to approve, Karen made the second and the motion passed unanimously.

HOMEOWNERS FORUM: Monte Medina commented that he looked at the Agenda and saw a Plumbers Truck discussion item. He was concerned about why it would be on the Agenda. Tim showed Monte the Agenda, and it was not on the Agenda. Monte claimed it was posted online, on both the HOA website and Facebook. Tim and Monte compared the Agendas from the HOA archive file and the one he was talking about. It became apparent that someone had altered the Agenda that Monte had and it was not for tonight's meeting but was from July 13, 2017. The changes to the copy Monte had were without Board authorization and this incorrect Agenda appeared to have been posted on the HOA website. It sounded as though someone further altered the July 13, 2017 Agenda, making it look like it was tonight's Agenda and posted it on social media. There was discussion on how the Board should deal with people putting false information on Social Media. Dan was going to look into how we could resolve and protect against this type issue.

Bryan discussed how fillable documents can be added to our website allowing homeowners the ability to type directly into the document. This would be great for the ARC request form.

There was question about the Town's voluntary water restrictions and if a homeowner's yard went brown would they get letters from the HOA. It was explained that yes, homeowners are required to keep their yards nice. The voluntary watering schedule requested odd/even water days and this allows plenty of time for watering to maintain nice yards.

MANAGEMENT REPORTS: Dan went over the financials asking questions. Tim pointed out that some reclassifications needed be made for the 2017 Budget. The scrapping of Co Rd 9 for about \$8,000.00 should be moved from "Landscape Extras" to "Major Improvements". Also, \$5,000.00 should be moved to the Tree Maintenance as part of "Major Improvements". Karen made the motion to approve the Management Reports. Josh seconded and the vote passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE: Karen discussed the new improved color palettes. Bryan said he would work with Karen to get these scanned and on the website.

INSURANCE: Dan discussed the HOA insurance renewal.

BOARD: Dan nominated Bryan Lamoreaux for the open position on the Board. Karen seconded and the vote was unanimous to make Bryan an HOA Board Member. Welcome Bryan.

The Board discussed at length several ideas with respect to the HOA Tree Maintenance program and the ideas of removing Ash trees now replacing maybe 20 a year for 10 years.

NEXT BOARD MEETING: The next Board Meeting will be held on Thursday, October 12, 2017 at 7:00 pm at the Leeper Center.

ADJOURN: Leah made the motion to adjourn at 9:28 pm. Josh made the second and the vote was unanimous to adjourn.