

Buffalo Creek Homeowners Association

April 13, 2017 Board Meeting Minutes

MEETING: A meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, April 13 2017. Dan Sattler called the Meeting to order at 7:03 pm.

PRESENT: Board Members: Dan Sattler, Karen Johnson, Mike Nothnagel, and Josh Story were present. Leah Selvage, Jen Andrews and Lonnie Brockman were absent. A Quorum was established. Jilda Senatore with the Architectural Review Committee was present. Homeowners present: Tim and Tammie Strohl were in attendance for a Hearing Request.

HEARING REQUEST: Homeowners Tammie and Tim Strohl (3280 Iron Horse) received a letter for Trees encroaching upon the public right of way (sidewalk). They claimed that there are no Codes or Guidelines against encroaching upon a Sidewalk from either the Town or the HOA. Both HOA and Town Code wordings were shared with the Strohl's. Copies of Town Code violation notices show the Town can charge up to \$1,000.00 in fines and up to a year imprisonment for the violation. The HOA letter was simply an announcement that it appeared that trees encroached and if so they, should be trimmed during the dormant period. The Board also wanted to point out that May 20th was set up as the Spring Cleanup trash day. Strohl's were not able to find this wording and requested that when wording exists it be in the letter. Strohl's said they would only trim up to one (1) inch per year. If trees encroach upon the HOA right of way a fine would be assessed. There are no trimming guidelines that would have precedence upon this Covenant guideline. Strohl's then complained about the Management Company and the House painting guidelines. The ARC had tried to explain that when homeowners do not pick colors from a pre-approved list, that the only way to be approved for non-approved colors would be to paint the colors on a garage door for ARC approval. The ARC can then consider how these colors look on the house, how they look in the daylight, and how they complement the neighboring homes. Adjustment can be made at that point to allow for approval. The Strohl's were advised that if any homeowner proceeds without ARC approval a Covenant Violation Fine of \$100.00 is immediately assessed for not obtaining ARC approval. The Strohl's said they would not paint colors on their garage door as their colors were just fine. Findings: Homeowners must insure that the sidewalk areas are not encroached upon and homeowners must have paint colors approved by the ARC. The Strohl's left making the comment that they would do as they please when they please.

PREVIOUS MINUTES: Mike made the motion and Karen seconded that the previous minutes be approved. Motion passed unanimous.

MANAGEMENT REPORTS: Dan questioned the Net Income and how that relates to the enclosed Budget which has a different amount. It was then noticed that the Budget enclosed was of April 3rd – not March 31. Tim would print a new Budget as of March 31st to be enclosed in the recorded record. With that change, Karen made the motion and Mike seconded to approve the Management Reports. Motion passed unanimous.

ARCHITECTURAL REVIEW COMMITTEE: Discussions covered the ARC list of houses and fences that need painting and staining. The list contained 195 homeowners. The Board wanted to just try to get the worst 10% resolved this year. Houses need by done by Sept 30th (Houses and sheds) – Fences have 60 days. We should contact Rich Cruse about regular fence maintenance. Two Houses needed letters for painting without approval. One house has a tent in the back. Discussions about the Sidewalk Project claimed it's hard to get call backs.

NEXT BOARD MEETING: Thursday, May 11, 2017 at 7:00 pm.

ADJOURN: Mike made a motion at 8:13 pm to adjourn. Josh seconded and the motion passed unanimous.