

Buffalo Creek Homeowners Association

Board Meeting Minutes November 8, 2018

MEETING: The Board Meeting of the Buffalo Creek HOA was held at the Leeper Center on Thursday, November 8, 2018. Dan Sattler called the Meeting to order at 7:03 pm.

PRESENT: Board Members present: Dan Sattler, Karen Johnson, and Sally Weisser. Leah Selvage called in for a telephonic session. Bryan Lamoreaux, Kim Holbrook and Jesse Riesterer were absent. A Quorum of the Board was established.

CONTRACTS:

James Knotts and Jody Steger representing **Tree Top** gave the Board an update on the tree program for 2018. They advised winter water on the new trees – Greening Up will handle. It was determined the same program should be applied for the 2019 season. Jody suggested we lock in the rate for three years. Contract would be the same price \$13,127.20 for maintenance and structure pruning at \$5,400.00. The Board would consider and get back on the possible 3 year. Sally made the motion to approve the contract with Tree Top, (for one to three years as will be determined by email this week). Karen made the second and the motion passed by unanimous vote.

Jorge Rios and Michael Garcia attended from **Greening Up**. The 2018 season was discussed covering to pro's and con's. Jorge discussed the coordination's with Scott from Water Dogs which was appreciated as they were having trouble with their Irrigation Tech who has since been replaced by moving Brian into that spot from landscape. Mike also appreciated Scott on a few situations that came up where they needed some help. Mike asked that I set up a meeting in the spring with our Pump guy and Greening Up staff to educate on system operations. Tim will identify new trees on a map that need winter watering. Many issues of concern were discussed that were attributed to the change in management of Greening Up and the resulting confusion. There is a better understanding now on the; fertilization (2 times), weed control (3 times) and the cleaning of the drain pans (2 times). Mike said that they look at weeds and spot spray – Tim read the contract and says it implies entire HOA 3 times. Tim informed Greening Up that we may be developing a Gardening Club to handle the flowers around the signs and will confirm after the December meeting. Greening Up needs to put nursery orders in by first of the year. Greening Up needs another Key to pump house as their past employee did not return his copy to them. Tim had picked up the salt boxes from the mail box areas and will put them out when the weather turns.

Gallegos Contract: We have been operating on the same contract since August 2014. I met with Levi Gallegos and Katie Stiegelmier (Sales) for the renewal of services. They requested an increase of \$434.00 per month (\$5,208.00 annually) with all other points remaining the same. I had budgeted last year for this anticipated increase which never came to fruition so we are already showing enough in the budget to cover this increase. Karen made a motion to

approve the renewal of a three year contract with Gallegos at \$57,288.00 per year. Sally seconded and the motion was passed by unanimous vote.

HOMEOWNERS PRESENT: Seleta Nothnagel attended with respect to a chicken coup they built that ended up 8 inches higher than the approval. Bryan had measured but had not yet discussed the results with the ARC and/or Board. Hopefully a decision can be achieved amongst the ARC this coming week and a request be made of the Board as to a Resolution to this problem so we can advise the homeowner.

MANAGEMENT REPORTS: Sally made a motion to approve the Minutes from October 11th and Karen seconded. Motion passed by Unanimous vote. Tim pointed out that he made the adjustments to the Budget discussed at the last meeting. Dan pointed out we moved a CD which we had at .8% interest – now 2.55%. Sally made a motion to approve the Financials and Karen seconded. The motion was approved by unanimous vote.

ARCHITECTURAL REVIEW COMMITTEE:

Several items were discussed; one house with non-approved solar, house with issues on their Radon mitigation system, house with cotton bearing cottonwood and painting violation, house that corrected a dead tree issue, renter with a flatbed tow truck who was notified it had to go and a couple people painted their house solid rather than by body/trim/accent which are hopefully being corrected. These discussions were for keeping Board members' abreast of current issues and the Board affirmed ARC to administer the HOA Guidelines.

DISCUSSION ITEMS: The 2019 Budget presented in this Board Packet reflects the changes discussed at the last meeting. The consensus of the Board was to ratify this Budget as presented. Tim will begin work on the Annual newsletter with this budget included. Bank-A-Count coupon books have been ordered and should be delivered this coming week (157 total). Tim discussed that the Town flooded the pump house again. Damage to the Compressor may have been due to the age of the unit – not specific to the Town's actions. Repairs were billed to the Town at the 65.3%. Tim sat down with Bob on this. We may need more meetings with the Town.

NEXT BOARD MEETING: Thursday – December 13, 2018 – 7:00 pm Leeper Center

ADJOURN: At 9:03 pm Sally made a motion to adjourn, Karen seconded and the motion carried by unanimous vote.