

Buffalo Creek Homeowners Association

Board Meeting Minutes May 10, 2018

MEETING: The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, May 10, 2018. Dan Sattler called the Meeting to order at 7:05 pm.

PRESENT: Board Members present: Dan Sattler, Karen Johnson, Jesse Riesterer, Sally Wiesser and Kim Holbrook. Mike Nothnagel, Leah Selvage, and Josh Story were absent. A Quorum of the Board was established. Bryan Lamoreaux, arrived at 7:17.

HOMEOWNERS PRESENT: None. The “Middle of May Clean Up Day” was discussed. Tim showed the Board a list of Homeowners who had not responded to the requests to bring their accounts current and who would be listed with Gallegos as non-participants in the Clean Up Day. There are 23 homes on the list representing \$5,561.00 of delinquencies.

MANAGEMENT REPORTS: There was a discussion of Delinquencies. It was reported we have turned 5 homeowners over to the attorney for collection. A total of 5 Attorney Demand letters were sent out and 2 Liens have been filed. Bryan made the motion to approve the Management Reports. Kim seconded and the Board voted unanimously to approve.

ARCHITECTURAL REVIEW COMMITTEE: Karen pointed out she has been getting questions on Aluminum Pergola’s. There was discussion about what a Pergola was. (A Pergola has the horizontal wooden slates across the top of purlin style rails creating a shaded effect) The Residential Improvement Guidelines discuss Porticos. (Porticos are a roof and/or shade system supported by columns or posts.

2.11.1 Decks and Porticos – ARC approval required. They must be wood or other material similar to the material of the residence and must be treated or painted a similar or in what is generally accepted as a complementary color to the residence. They must be installed as an integral part of the residence and patio area. They must be located so as not to obstruct or greatly diminish the view, or create an unreasonable level of noise for adjacent property owners. Decks and porticos that are attached to a house must be inspected by the city of Wellington upon completion.

Several questions came up including; if this is in the Declaration of Covenants what’s required to make change, questions about anchoring it down for safety (high wind brackets into appropriate cement footings), the Board needs to be consistent in administering policies (no metal sheds, no pop up tents. . . , proper notice prior to any change by posting as an Agenda item, and concerns about approving Aluminum structures for a portico without properly vetting structures for safety, sound, and visual effect. The Aluminum Portico (shade Structure) will be further reviewed and addressed at the next meeting.

Another question was brought up about chicken coups.

2.12.3 Structure Requirements – Chicken Coops must be less than six feet (6') in height at the peak, and less than 120 square feet of interior floor space. Basic design, materials, and colors must match the residence, and must be incorporated into, and at least partially screened by the landscape features.

Karen stated a homeowner wanted a variance on the height restriction in the Chicken coup guidelines to 8 foot. After discussed, the Board would approve the variance if the high side of the coop was against the house/garage. This approval was also contingent upon the fact that the finished chicken coup look exactly like the proposed – without any noticeable change. Karen would follow up.

DISCUSSION ITEMS:

- 1) Sidewalk Project – Sally – nothing yet. Tim discussed the HOA deposit left with the Town last year with respect to the 50/50 sidewalk project. Tim was instructed to send a Certified Letter to the Town for the return of the funds.
- 2) Main Sign – Jesse questioned the painting of the letters on the sign. It's difficult to find someone to powder coat this small of a project. Will look at further options.
- 3) Absenteeism – Dan questioned where we were on Absenteeism of Board Members in reference to either the Governing Documents and/or Roberts Rule of governance. Tim will research the Absenteeism question and bring back suggestions to the Board.
- 4) Pump House and Spring startup of irrigation system was discussed. Town sprayed water on the pond aeration box in the pump house and fried it. Board directed Tim to bill town for repairs.
- 5) Pond maintenance. Over the past two years we've allowed the Town to handle pond maintenance. They have done a horrible job which has caused our increased costs in landscape sprinkler maintenance. The Board directed Tim to hire Tami at Aquatic Associates to handle this year's maintenance and bill the Town accordingly.
- 6) Greening Up is not offering the professional landscaping service of the past. Tim will request a meeting with Jorge to relay the Board concerns.

NEXT BOARD MEETING: Thursday – June 14, 2018 - 7:00 pm at the Leeper Center

ADJOURN: Sally made the motion to adjourn at 8:15. The second was by Kim and the vote to adjourn was unanimous.