

# Buffalo Creek Homeowners Association

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## Board Meeting Minutes September 13, 2018

**MEETING:** The Board Meeting of the Buffalo Creek Homeowners Association was held at the Leeper Center on Thursday, September 13, 2018. Dan Sattler called the Meeting to order at 7:02 pm.

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

**HOMEOWNERS PRESENT:** None

**MANAGEMENT REPORTS:** Bryan made a motion to approve the August Minutes. Jesse seconded and the motion passed by unanimous vote. Discussion of the financials included discussion about the Delinquency Report. The Attorney was able to collect funds on one of the accounts and the payment was received. The two other large delinquent accounts are also being worked by the attorney. One is under notice of Foreclosure, the other the attorney is pressing for a response.

Dan commented about the large amount of fines this month. It is a combination of fence fines and some non-responsive homeowners to violations. There are currently several homeowners not responding to violation notices and are at the Covenant Violation fine level of \$200.00 every two weeks. One is a renter and the homeowner is trying to evict the tenant and asked for Board consideration if he can get it resolved. Three homes appear to be vacant and the yards are in horrible condition.

There was discussion about the landscape repairs. Dan asked if Jorge had been charged for any repairs and it was discussed that we have a talk with him on the sprinklers damaged by the lawn mowers. The annual Budget numbers for landscape repairs may be exceeded; however there are funds in the Landscape Extra account that should come into play on some of the costs to date. Tim presented a bill from Greening up about a ball valve replacement at Stampede & Co Rd 9 that required digging about one foot of dirt. (\$549.94) Water Dogs responded to an emergency call that required a 4 foot deep hole (several feet to each side) on the main line schedule 40 PVC. (\$490.20) This was to show the difference in costs of service. Tim received affirmation to continue to contact Water Dogs for irrigation repairs. Jesse made a motion to approve the financials which was seconded by Bryan. The motion passed by unanimous vote.

**ARCHITECTURAL REVIEW COMMITTEE:** Karen discussed a concern with homeowner rain gutter replacement. Rain gutters are supposed to match the house trim but some do not. The approval letter points out that both the drip edge and the gutter need to match the trim. Karen will check to see how many houses are in violation. Dan requested these homeowners be called to inform them a letter would be coming to correct. Also discussed was the satellite dish issue where installers are pushing back against not putting dishes back on the roof. Several dishes have been placed on roofs without getting ARC approval as required. If they had filed for ARC

approval as required, ARC would have pointed out the restriction. Proceeding without ARC approval is an immediate fine of \$100.00 to the homeowner and then they get put on the escalating fine schedule until resolved. Satellite installers seem to be able to find alternative spots that work when they are told there is no variance. The Board will look further into the problem of dish mounting on roofs when the roof replacements wind down next month. Karen also reported push back from a solar company about the conduit in the attic aspect where they claim the costs would make it prohibitive. The Covenant Guidelines were read where there is specific wording that plumbing of electric lines cannot be visible. The supplier had been made aware of that prior to making their bid. Direction from the Board was for the ARC to hold firm on that restriction. All previous homeowners have complied. Bryan said the same supplier had installed his solar and had plumbed the wires in the attic. That supplier should know.

**DISCUSSION ITEMS:** Fence Stain problems exist with the Sherwin Williams Company. Our stain number 6508 is mixed different at different Sherwin Williams stores. Bryan said he has worked in a paint department a few years back and has ideas on how to get this resolved. We need to either get Sherwin Williams in line and/or post the formula on the website. Dan pointed out that in the past we allowed Home Depot and Ace to mix the stain and it was a disaster of getting a lot of different color variations due to different base and/or lack of care. It was affirmed we only allow Sherwin Williams stain. If we cannot get a solution with Sherwin Williams, we'll need to clarify that only the Harmony Rd store has the correct stain. Whatever the solution, we should put something on the website about this.

Also on the website; Title Companies have given Bryan compliments about the Status Letter information. They have suggested we also include; HOA Dues are \$40.00 per month, Transfer fee is \$250.00 and there is a Reserve of \$100.00 per homeowner that is a paper transfer at closing. Bryan said he'd get it updated.

Tim said he had discussed the Garden Club idea with Tami Sommerfield about helping on the committee. Tami is also a manager at the Home Depot Garden department and said she would be very excited to do it.

Leah had been contacted about if it was ok to use a propane torch to burn weeds. The Board was pretty confident it was against the Town Code to do so. Another homeowner had contacted the Fire Department last week about a bonfire in a neighbor's back yard where they put cardboard on the fire and large chunks were going up and being blown away in the wind. Dan said all fires are supposed to be small and screened. Call the Town enforcement officer on additional issues.

**NEXT BOARD MEETING:** Thursday, October 11, 2018 at 7:00 pm at the Leeper Center

**ADJOURN:** At 7:58 Bryan made a motion to adjourn which was seconded by Jesse. The meeting was adjourned by unanimous vote.