The Buffalo Owner's Association

Meeting Minutes

January 31, 2026

GMM Meeting
4690 S Logan St
Englewood, CO 80113

Board Members Attendance:

Tom Wright [Yes]	"Mac" McMullen [Yes]	
Rachel Sundermeyer [Yes]	Brad Norton [Yes]	Jeff Dill [Yes]
Louise Faulkner [No]	Tom Walker [Yes]	Melanie [No]

I. Call to Order

a. Call to order @ 11:01 am
Brad Norton – first GMM as board president, introduced all board members in attendance

II. Meeting Minutes

a. Covering the BOD meeting on 11/15/25

- Board meeting: Conex at the pavilion to store equipment better than little shed, getting rodent infested
- Need a permit for 40ft one; 20ft wouldn't need a permit (under 200 sq ft permit requirement) – this spring will finalize that
- Remove material at pavilion and get it cleaned up for the picnic
- Dumpster day – would cost us $ and need volunteers to man it; looking at cost; 8 members said yes they'd help and want to use the dumpster
    - What's involved? – temporary weekend project; can't put tires, oil, etc in dumpsters,
    - It's a difficult process to get junk properties cleaned up since they own the property; takes a community to move it forward; **complain to the county** (not the board as our hands are tied)
    - Mac got 12 junk property complaints filed with the county recently – he has the list up front and will post on the website. If you want the BOA to submit the complaint for you please reach out to any of the board members and we'll do that for you after going by the property to inspect first. Brad tries to contact owners first to clean things up.
        - Fill out the form, they make note, county inspect the properties, send out letters in 30, 60, 90 day intervals, and then the fines start being assessed.

III. Financial Report

a. **Money matters, standings for the year. Tom Wright, Treasurer**
Rich is the bookkeeper –
Checking/CDs $182k cash balance end of Dec '25
Projects that we want to do
Paid ahead $17k
Total assests $165,954

2025: income $45,603
$35k dues
$3k Interest
$7k transfer and sales fee
Total Exp $35k
$4k accounting and bookkeeping
$8k fish stocking
$9k insurance
$8k repair and maintenance (a lot of work on the pond)
$3k sanitation
Net income $10k
Budget for 2026:
Rev $51k

What does insurance include? – liability for board members required by state of CO; covers legal fees, court costs, fraud, general liability (common areas), etc; min of $2M insurance for D&O (9 board members – lower costs with fewer members); grown to over $10k so Tom is trying to get a lower rate

If you have signs, atv and motorcycles can't sue you? A sign helps but depends on getting attornies involved.

b. **Past Dues Account Status. Rich Lemke**

c. **Comments (pertaining to financial matters)**

Tom: prefers CFO title; got CDs and really good rates last year

Going to start Investments: $50k in the market; 25% in securities, 25% bonds @ 6%

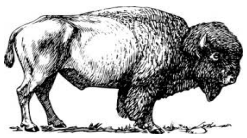
Rich – says we need to check state law that we can invest in stocks; doesn't think we can legally

IV. Board Reports

a. **Water Quality & Testing Status, Hand Pump and Lone Tree Spring. TBA**

b. **Ponds- Updates and future upgrades**

- Spring pond diverted to the pond, up 5-6 ft last checked by Brad
- Wanting to make this pond bigger – clean up around it; state is making it very difficult to do so
  - 24/25 – State requirement that dredging would have to be removed – huge cost factor; 404 permit required with the Fed gov't; $8-10k just to clean it up does not including removing debrie that's required
  - Excavator to look into grey line between how much we can clean up vs requiring permit
  - Mac – deeper pond preferred vs wider; dredging is a part of the law now
  - Maintenance does not require permit
  - Each year can we get to the grey line to chip away at the clean up? Yes we can
  - Pond hasn't dropped, it's gone up despite the drought – Mac
  - Bentinite quote of $7,500 for both ponds
  - More fish will be added into spring pond, evaluate Cabin pond – no run off to fill this one, it's a natural occurring pond
  - How about those that fish subsidize the fish, like a permit fee; why are we all paying for the cost of fishing if we don't fish? – it's a part of the community ammenity
  - No fishing permit required if you're a property owner – requires the buffalo plackard/tag
    - Guests can fish at pond as well, they just need the buffalo plackard/tag



- Have the plackard/tag when getting water from the spring or using dump station
- People using the water that don't live in the Buffalo – self police but they need the plackard/tag
- Brad wants to get the community involved – those that can help rake, spray weeds with non toxic chemicals – in the spring, use the blue stuff – blue dye is not toxic

c. **Picnic updates Need: Co-ordinator, New Cook(s), Setup & Cleanup Volunteers**

V. Old Business

a. Sanitation. Dump Stations – Security Lock Down/Abuse issues
b. Pond projects – Weed Treatment Volunteers, Fish Delivery Co-ordinator
c. Community issues – Vandalism, Abandoned properties, Junk yards

- We'll have to pay to repair the sign at the pond
- Looking to possibly putting up camera in that area to catch those responsible for vandalism
- $1k reward for those who get convicted – the Board will look into this; requires hard evidence
- New Buffalo sign is now metal!
- What happened to the Spring pond picnic tables? – they rotted, the board is looking at what to replace them with; both at the Cabin and Spring ponds
- Brad wants to use the website more to communicate more with the community
- Will need to repair the signs – upgrate the signs at all the entrances; getting bids to get new fresh signs
  - One member doesn't want to waste $ on these since they get shot up all the time!
  - We're looking at using metal so they can't get shot up and ruined any longer
- Solar charged camera at the pavilion? – Mac has picked up some already and the board is looking for the best location to put them, cameras send pictures directly to your phone
  - Locations – dump station, water; we'll have to put up signs letting people know of the cameras
  - Cell signal – LTE router that can do license plate recognition
- Brad not an IT guy; didn't do live stream – although it is helpful, Brad is working on it but needs assistance from members that are tech savoy
- Upgrade of the pavilion with conex $3,500 to get one dropped off – looking for volunteers to get it beautified/painted; looking at doing 2x 20ft
  - For storage purposes – picinic tables, BBQ equipment, etc
- Past dues accounts status? What the latest receivable balance? Are we putting liens on?
  - Rich has been helpful in collecting
  - AR balance = late fees, dues, etc $93k (90% is interest and late fees!)
    - State law is only 18 months back that they have to pay in tax sale!

VI. New Business: Board Discussions, Observations, Issues & Concerns a. Sign repair and refreshing. Vandalism issues.

b. Pavilion upgrade and refresh.
c. Comments

- Burn pit? We can join and be a part of the Indian mountain one; not going to do one in the Buffalo
  - We can get the fire chief involved if there's enough interest

    - Dumpster day + burn pit day could be a good idea!
- Douglas county has a free dump down in Castle Rock, also Ft Collins (mostly slash)
- Previously considering buying properties that had outstanding taxes liens – Govt won't allow association to buy it per Brad; Brad may look into the legal ability
- Privacy rules – letting the association know of the liens? Park Co sends out tax lien sheet annually; the Flume publication also includes them
- 25% of 975 properties in the Buffalo are owed by people that live outside of CO
- If you see something say something! Send Brad an email, go on the website
- Theboa.org website – create a log in
- Shooting all the time – been in the Buffalo 16 years; a lot comes from the BLM and national forest as sound travels far; shooting is against the law in the Buffalo
    - Shooting range just off Elkhorn just south of 285
- We need a new secretary! Meeting minutes, newsletter, etc
    - Reach out to Brad if you're interested

VII. Next Meeting Schedule ?

a. Proposed May 2, 2026. At the Pavilion. 10 AM.
- HOA required to have a quarterly meeting; GMM and picnic are 2 of them
- 2 are general (all members) the other 2 are for the board
- Picnic – 1st Sat in Aug
    - Need new cook and volunteers to help set up/tear down
- Vote for board online – all received were yes except for 1 no and 1 obstention

VIII. Adjournment

a. General Members meeting Adjourn – 12:25