

# Greetings from the Buffalo Owners Association!

## State of the Buffalo

December 2023

Buffalo Owners Association, Inc. – Park County, Colorado

### A Message from the President

It has been one busy year. We sent out our BOA Newsletter via email for the first time in November. In doing so, we found many outdated email addresses and received lots of feedback from our membership, some positive, some negative. Many people complained they never received the email. Those for whom we do not have an email address were mailed the Newsletter. About 25 of those were returned, not deliverable or “unknown”. Strangely enough, those same owners owe us back assessments, penalties & Interest. An ongoing dilemma.

February brought our General Membership Meeting (GMM) at the Wheat Ridge Rec Center for the final time (I hope). The turnout was not what it has been in recent years and the WRRRC raised its prices. So, for 2024, we will move the GMM to Saturday, February 3rd to see if we can increase participation from our membership. Thanks to our BOA Board member Tom Walker, the 2024 GMM will be held at the Church of Christ located at 4690 South Logan St. Englewood, 80113, Tom is a Pastor of that Church.

We have had many cattle issues this year. We were able to identify some of the ranchers that have been grazing (dumping) their cattle in or near our properties and invading our ponds, but have only been able to speak with one of them, so far. We have yet to invoice any of them for our losses due the water pollution the cattle have caused as well as the damage to our fences.

Our plans to reroute the feeder stream for Spring Pond ran into a snag when we attempted to dig out the small depression inside the access turn-around next to the spring outlet. When we dug out the rocks, mud filled the buried pipes we had placed in the adjoining field leading to the pond and we had to dig those pipes up to allow the water flow to continue.

Now we have a new plan that, we hope, will allow us to install a “closed system”. Our hope is to gather the water flow directly from the spring outlet and pipe it all the way to Spring Pond with virtually no loss what so ever. To date the water has run 185 yards through a small stream that not only feeds the pond but “waters” that whole distance while allowing untold evaporation of the water. This new plan should not affect those of us that rely on that water for our household usage. The flow will still be open for 5 gallon buckets to be filled and water pumped into your holding tanks.

Do to the overall apathy of our membership coupled with the resistance to participating in the governing of the BOA, (i.e. the Board of Directors (BoD)), I will be enacting term limits on myself and retire from the BoD effective the February, 2024, GMM. I was planning to stay on the board to assist the new president, whomever that may be, but now I think the only way for us to get a new president is for me to leave all together! If you absolutely want me to stay as your president, write me in on your ballot, otherwise I am gone...

It has been my honor to serve as your president for these last 9 or 10 years. My first official duty was to fire the so called management company, Associa. Since then we have grown our BoD from 5 to 9 member capability, improved many of the services for our members, almost tripled the attendance at our picnics, enhanced the fishing experience, increased our cash flow without raising the assessments, collected on a majority of the past due monies owed to us, cleaned up many of the “ugly” properties (with more to address) and, in my humble opinion, improved the overall enjoyment of The Buffalo. I wish I could have done more, but I am getting older and need some time to enjoy the years I have left. Thank you to all the board members who have so unselfishly given of their time, blood, sweat & tears to help us achieve our goals. Y’all are appreciated more than you know!

I hope to see you all at our General Membership Meeting on February 3rd, 2024 at the Church of Christ, 4690 So Logan Street, Englewood, Co. (10 blocks south of Hampden/E Jefferson Ave.) where I will end my 17 years on Buffalo Owners Association’s Board of Directors.

Thank you, and Good Night.  
Respectfully, Tom Wright- BOA President  
P: 303.816.9651  
E: [president.thebuffalo@gmail.com](mailto:president.thebuffalo@gmail.com)

**GOING ELECTRONIC!!! – Go to**  
**[www.TheBOA.org](http://www.TheBOA.org) to learn more.**  
**Future newsletters will be emailed.**

# BOA News 2023

December 2023

Buffalo Owners Association, Inc. – Park County, Colorado

## Annual General Membership Meeting

Saturday, February 3, 2024 – 1:00 PM to 3:00

PM Church of Christ

4690 South Logan St. Englewood, 80113

\*\*(Check-in begins at 12:30 PM)\*\*

Be sure to check the website in late January for any last minute up-dates

Anticipated agenda items: Annual dues, updated bylaws, board elections, electronic communications, etc.c



Spring time flowers

## Meet Your Board:

We wanted to take this opportunity to introduce you to your current BOA Board and ensure you have the names you need should you ever want to reach out. All contacts are listed when logged into the BOA website at <https://theboa.org> on the main page.

**President-** Tom Wright [president.thebuffalo@gmail.com](mailto:president.thebuffalo@gmail.com)

**Vice President/Architectural Committee Chairman-** Rick Eastlund  
[reastlund@msn.com](mailto:reastlund@msn.com)

**Treasurer-** Ron “Mac” McMullen [ron.mac.mcmullen@outlook.com](mailto:ron.mac.mcmullen@outlook.com)

**Secretary-** Rachel Sundermeyer [rachelden14@gmail.com](mailto:rachelden14@gmail.com)

**Director-** George Acree [mariea966@yahoo.com](mailto:mariea966@yahoo.com)

**Director-** Jeff Dill [jdillpickle@msn.com](mailto:jdillpickle@msn.com)

**Director-** Derek Jordan [bassy7382@gmail.com](mailto:bassy7382@gmail.com)

**Director-** Tom Walker [tsaawalk@aol.com](mailto:tsaawalk@aol.com)

## Did you know?

The BOA has a specific established phone number.

This was created to be used for ease of reaching a BOA Board member for FAQ’s, new buyer inquiries, complaints, etc.

Make sure to add it to your phonebook!

**BOA Phone number:**

**#720.798.2220**



**BOA Annual Dues**  
December 2023  
Buffalo Owners Association, Inc.—Park County, Colorado

**Annual Dues & Instructions**

—ANNUAL BOA assessments are due JANUARY 1, 2024\*—

Payment options:



*Spring leaves have arrived*

**PayPal**

Log on to <https://theboa.org/dues>

Follow the instructions on our homepage to pay with a Credit or Debit card. **Please enter your Lot, Filing and Parcel numbers** so we will be better able to credit your account. PayPal will add a 3-4% handling charge that will offset the fees as PayPal charges us for utilizing their service.

**Check Payable to:**  
Buffalo Owners Association, Inc., OR BOA

c/o Custom Bookkeeping  
208 Kit Place  
Johnstown, CO 80534

**Online Water-Well Questionnaire**

You can now complete the annually required BOA Water & Well Questionnaire on the website under the “Subdivision” tab:

[Annual Water & Well Questionnaire](#)

This is available to registered (signed in) users.

Thanks in advance!

**DO!**

- Include a payment of \$25 for each lot owned
- Include **Lot** and **Filing** and **Account** numbers **PRINTED** on your check
- Update your mailing address & phone number
- Include email address

**DON'T!**

- Send cash
- Send certified mail

\* Payments received after January 31, 2024 will be assessed a late fee of \$25 annually, plus a finance charge of 0.67% compounded monthly (8% annually), as permitted within the BOA bylaws.

Name of Lot Owners: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

LOT #: \_\_\_\_\_

FILING #: \_\_\_\_\_

Phone #: \_\_\_\_\_

Email address: \_\_\_\_\_



# BOA Financials

December 2023

Buffalo Owners Association, Inc. – Park County, Colorado

## Buffalo Owners Association Financial Overview

### BUFFALO OWNERS ASSOC INC

#### Profit & Loss

January through September 2023



Indian paintbrush at Observatory Rock

	Jan - Sep 23
Ordinary Income/Expense	
Income	
Annual Association Dues	27,405.09
Interest Income	1,896.26
Misc Income	50.00
Other Fees	225.00
Transfer & Sale fees	3,725.00
<b>Total Income</b>	<b>33,301.35</b>
Gross Profit	33,301.35
Expense	
Accounting & Bookkeeping	2,236.00
Annual Picnic	2,054.08
Board Member Expenses	881.30
Credit Card Payments	103.00
Fish Stocking	6,114.50
Insurance Expense	2,427.68
PayPal Fees	229.77
Postage and Delivery	62.04
Repairs and Maintenance	531.87
Utilities	
Sanitation	1,744.72
<b>Total Utilities</b>	<b>1,744.72</b>
Website	61.00
<b>Total Expense</b>	<b>16,445.96</b>
Net Ordinary Income	16,855.39
Other Income/Expense	
Other Income	
Interest Charged	5,440.00
Late Fees	3,827.03
Writeoff late fees & Interest	-4,887.03
<b>Total Other Income</b>	<b>4,380.00</b>
Net Other Income	4,380.00
<b>Net Income</b>	<b>21,235.39</b>

## Dump Station Use:

How often and how much do you use the BOA dump station? We are seeing significant increased costs for regular pumping, thus are contemplating how to better regulate owner-only use. Please contact your Board of Directors with your individual use and any ideas you may have. Thank you!

### BUFFALO OWNERS ASSOC INC

#### Balance Sheet

As of September 30, 2023

	Sep 30, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1st Bank	52,379.25
1st Bank CD 2731	20,517.66
1st Bank CD 2758	10,238.69
1st Bank CD 2766	10,238.69
1st Bank CD 2774	20,517.66
1st Bank CD 2782	10,238.69
1st Bank CD 2790	10,238.69
1st Bank MM Savings 4503	11,395.99
PayPal Account	4,835.09
<b>Total Checking/Savings</b>	<b>150,600.41</b>
Accounts Receivable	
Accounts Receivable	(5,539.41)
<b>Total Accounts Receivable</b>	<b>(5,539.41)</b>
<b>Total Current Assets</b>	<b>145,061.00</b>
<b>TOTAL ASSETS</b>	<b>145,061.00</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings	123,825.61
Net Income	21,235.39
<b>Total Equity</b>	<b>145,061.00</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>145,061.00</b>



A big **THANK YOU** to our illustrious and talented Treasurer, Mac McMullen, for continuing to repair and re-paint the well-known "Welcoming Buffalo!" Please report it to the Board and local Sherriff if you see anyone shooting or vandalizing our sign.

# BOA Bylaws & Amendments

December 2023

Buffalo Owners Association, Inc. – Park County, Colorado

## Revised Bylaws & New Schedule of Fines

The Board of Directors have updated owner contact information and cleaned up several sections of the BOA By-laws. An updated version is available and will be presented this next GMM meeting. The proposed draft is available for member review on the BOA website.

<https://theboa.org/bylaws>

**IMPORTANT NOTE:** The proposed draft will be discussed at the **February 3, 2024 Annual General Membership meeting** (see page 2 of the Newsletter for details). We welcome comments, questions and membership input as part of the process and hope you can attend the General Member- ship Meeting for final consideration and voting. Thank you!

### Summary of Proposed Bylaw Revisions:

- Updated section 10.2 to address the requirements for owner contact information
- 3.2 added email address and phone # of new owner; deleted fishing and guest pass responsibility
- 3.2 made assessment plural
- 5.1 Added February for annual meeting; added email notification
- 10.6 Made state law plural

## Board of Directors Ballot

Reinstatement of board members: [OFFICIAL BALLOT for Board of Directors](#)

- Mac McMullen
- Derek Jordan
- Rachel Sundermeyer
- Tom Wright

## Summer Picnic:

Thank you to all of you who helped make this year's annual summer picnic a success! From set up, grilling, the drawing, to tear down— it was all so appreciated! Approximately 100 people in attendance! We were thrilled for the chance to meet many of our new BOA members and neighbors!

THANK YOU!!!

**Reminder: The Annual BOA Picnic is the 1st Saturday in August every year at the Spring Pond Pavilion— hope to see you there! Bring a side dish or dessert to share.**



# Neighborhood Message Board

December 2023

Buffalo Owners Association, Inc.—Park County, Colorado

## **Buffalo Owners Association (BOA) Website**

*Your Source for Community Updates and Resources*

At the Buffalo Owners Association, our goal is to keep you informed and connected. In this edition, we want to highlight the invaluable resources available at [theBOA.org](https://theBOA.org), which are designed to enhance your experience as a resident.

1. **County & Road Details** Are you looking for information about our county, including local resources, government services, road closures, maintenance schedules, and important contact details? Visit [theBOA.org](https://theBOA.org) for direct links to county resources that matter to you.
2. **BOA Events** Stay engaged with your community by exploring exciting events organized by the Buffalo Owners Association. From festive community picnics to informative workshops, [theBOA.org](https://theBOA.org) provides details about upcoming events that bring us all together.
3. **Regulations & Bylaws** Understanding and following HOA regulations and bylaws is crucial for maintaining our community's harmony. [TheBOA.org](https://TheBOA.org) website offers easy access to these important documents, ensuring that all residents can stay informed and compliant.
4. **Fines & Enforcement** Stay informed about any fines or penalties related to violations of community guidelines. The website provides a clear overview of the enforcement process, ensuring transparency and fairness for all residents.
5. **New "For Sale" Section** Looking to buy or sell goods or a property within our community? Discover the BOA.org's new "For Sale" section, where residents can list their properties and goods for sale or find available homes and items of interest within our neighborhood. It's a convenient way to connect with potential buyers or find your dream property right here in our community.
6. **Message Forum for Neighbor Interaction** We're excited to introduce a new feature - a message forum where you can engage with your neighbors, discuss important neighborhood matters, exchange ideas, and foster a sense of community spirit. While involvement may be limited initially, we encourage everyone to actively participate and help build a vibrant online community.

## **Stay Informed and Engaged**

We encourage all residents to visit [theBOA.org](https://theBOA.org) regularly and explore the wealth of information and resources available. The website is continuously updated to ensure that you have the latest information at your fingertips.

As always, your active participation in our community is greatly appreciated. Together, we can continue to make our neighborhood a wonderful place to live, work, and thrive.

Questions? If you have any questions or comments, please don't hesitate to reach out to our webmaster at [Webmaster@theBOA.org](mailto:Webmaster@theBOA.org). Your feedback is invaluable to us.

Thank you for being an integral part of our community. We look forward to connecting with you on [theBOA.org](https://theBOA.org).

-Glenn, Your BOA webmaster

## **Electronic Communication:**

We request all owners to go to the [BOA website](https://BOA website) and create a login and include an email for future correspondence, newsletters, general BOA News & announcements! Thank you!!