



The Buffalo Owner's Association

General Membership Meeting Agenda

Feb 1st, 2025, 1:00 PM
Church of Christ
4690 So Logan St.
Englewood, Co. 80113

I. **Call to Order**

- a. Approval of Agenda

II. **Meeting Minutes**

- a. Approval of minutes from previous meeting (date)

III. **Financial Report (Treasurer and/or Bookkeeper)**

- a. Treasurer's Reports, Past Dues Account Status, Collections Report
b. Comments (pertaining to financial matters)

IV. **Board Reports**

- a. Water Quality & Testing Status, Ponds, Sanitation, Picnic

V. **Old Business**

- a. Time to update our Governing documents. Proposed blanket changes could be:

1. Change some specific verbiage to a more general and encompassing language. i.e. rather than specific numbers or dates, for the rate of dues, late fees or fines, use language like "At the discretion of the board and/or as allowed by law". For the date of our GMM, make it within the first quarter rather than in January. Allow virtual meetings. Etc.
2. Rather than having to use snail-mail for notices of change of address, change of ownership or violations and the like, allow us to use email whenever possible, return receipt requested.
3. Make phone numbers and email addresses mandatory info given to the BOA.

Hopefully these changes will keep us from having to re-do our docs every time the legislature decides to change things for us. Saving us hundreds of dollars!

VI. **New Business: Board Discussions, Observations, Issues & Concerns**

- a. Vote on the assessment increase from \$25-\$50
- b. Should the BOA bid on tax liens?
- c. Enact first right of refusal?
- d. Add a new shed / conex to the Picnic pavilion?
- e. Picnic tables at ponds?
- f. Email notifications of meetings, who wants 'em?

VII. Questions and comments * Next Meeting Schedule * Adjournment