

The Buffalo Owner's Association

General Membership Meeting Agenda

Feb 3rd, 2024, 1:00-3:00 PM

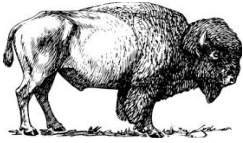
Church of Christ
4690 So Logan St.
Englewood, Co. 80113

- I. Call to Order
 - a. Approval of Agenda
 - b. Approval of minutes from previous meeting (10/6/2023), done by email.

- II. Financial Reports (Rich Lemke, Custom Bookkeeping, Johnstown, Co.)
 - a. Financial Status report
 - b. Past Dues Account Status
 - c. Collections Report
 - d. Comments (pertaining to financial matters)

- III. Board Reports (Tom Wright, President of BOA BoD)
 - a. Water Quality & Testing Status, RR pump Passed, Lone Tree Spring Failed
 - b. Ponds, need maintenance (Mac & Jake McMullen), Fish Stocking \$6.50 ea
 - c. Sanitation, Septic pumping has doubled, Porta Potty costs are up 30%
 - d. Picnic, lower turn out but still a great success
 - e. Insurance policy may cancel!
 - f. Aspencades Jeep Event – Webmaster’s club, mid September 2024?
 - g. Other: Questions?

- IV. New Business: Board Discussions, Observations, Issues & Concerns
 - a. New resident has suggestions to improve The Buffalo
 1. Replace signage throughout the community
 2. Install electronic speed signs with cameras
 3. Enclose Picnic Pavilion, plus
 4. Engineering & development costs to bring in power, drill water well, excavate for septic system, plumb for pressure tank, hot water heater, toilets, showers, laundry and possible kitchen facilities. Card access/operation system for facilities. Costs for all of the above hardware to be installed in Pavilion.
 5. surveillance cameras for Buffalo assets, ponds and Pavilion, etc.
 6. Recurring costs for Internet services (for cameras), cleaning services, maintenance, insurance, etc.
 7. Retain attorney for legal notices, evictions/condemnations/liens/etc.



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Feb 3rd, 2024 Agenda (cont)

IV. (Cont) b. Election of Directors

1. Re-election of Tom, Mac, Rachel & Derek. How many of you sent in ballots?
2. Election of Tim Ellis
- c. May cause need for Special Assessment or Raise in Dues (future assessments)
- d. Should we attempt to purchase Tax Liens filed on Buffalo Lots?

V. Old Business, Questions and/or Comments

- a. Well usage reports? Where are they?
- b. Just a thought... Should we buy some Buffalo, fence off perimeter, hire cowboys and file for Agricultural designation to lower our taxes?

VI. Adjournment