

Buckhorn POA Board of Directors Meeting
Saturday, February 7, 2026
3:00 p.m. at
1270 Overlook Way, Clifton Forge

- I. **Call Meeting to Order.** The meeting was called to order at 3:04 p.m. by POA President Ed Sobieranski.
- II. **Attendance.**
 - a. Attendees –

Ed Sobieranski, Board Member/President
Brian Decker, Board Member/Vice President
Stanley Wills, Board Member
Ellen Wills, Treasurer
Bonnie Sobieranski, Secretary
Larry Coats, POA Member/Road Committee Chairman
Nancy Coats, POA Member
Debbie Peters, POA Member
Veronica Decker, POA Member
 - b. Quorum –
Three Board Members present; quorum confirmed.
- III. **Approval of Sept 6, 2025, Board Meeting Minutes.** Brian motioned for approval of the minutes; motion seconded by Stanley. Motion was unanimously approved.
- IV. **Officer/Committee Reports/Discussion.**
 - a. Road Committee: Larry reported that four gravel piles have been placed in various places for people to use if needed in icy road conditions. According to the Bylaws, snow removal is not part of road maintenance nor part of members' \$300 dues. People need to plan accordingly during wintry weather conditions. The committee, however, would like to thank the members who took the time and used their own equipment to plow the roads during the winter storms. It was a huge help and greatly appreciated!
 - b. Bridge Committee: Larry reported for Roger that some bridge boards need to be replaced (Roger has the boards), some spikes need tightening, and a bit of erosion will require some shale or concrete. Other than that minor maintenance, it's in great condition.
 - c. Gate Committee: Larry reported that the 42 Rd. gate arm was damaged by a work vehicle. Some welding repair was done by POA members. The control

board was already worn and likely failed due to the incident and should be replaced. A new arm costs ~\$475; full replacement kits (control board and arm) range from \$562-\$1,100. The heavy-duty kit costs \$1100 which is already in the budget. Ed motioned to charge the worker half the cost of replacement of the arm only due to the arm's age (\$250); Brian seconded. Motion was approved, and Stanley will tell the individual.

- d. Website Committee: Nancy paid for GoDaddy renewal and will be reimbursed by the POA. She would like to look into transferring ownership to the website committee chair.
- e. Treasurer report: Ellen reported that we are on budget, and the 2026 budget was presented and approved.

V. New Business

- a. Annual meeting: March 28, 2026, at 1 PM at the Heritage Center Freight House (red building), 705 Main Street in Clifton Forge. Next year's meeting date will adjust due to Easter. Email notices will be sent to those members who opted for email correspondence: proxy and agenda will be attached. BCC will be used to protect privacy. All other members will receive the notice, proxy, and agenda via conventional mail.
- b. Board members will remain the same.
- c. Website security: evidently the website was hacked, and phishing emails were sent to a couple of committee members. Officer and committee chair names and emails were removed from the website as well as the Owners' Directory. That information can be requested of the POA secretary--email listed on the website; the requesting owner's name and lot number will be required. The Owners' Directory will remain password protected to mitigate future issues.

VI. Old Business

- a. Gravel: approx. \$34,000 available in the budget. Majority of Buckhorn roads will receive gravel. The most cost-effective person will be hired to do the work. A drag was bought and used effectively already.
- b. Delinquent dues: Two accounts remain unpaid and one other just owes a \$20 late fee. Attempts to contact them will be ongoing.
- c. Treasurer: awaiting confirmation whether Kurt will raise bookkeeping fees.

VII. Adjournment: Motion to adjourn meeting made by Bonnie, and Brian seconded. Approval was unanimous, and the meeting adjourned at 3:38 PM.

DRAFT