

**Buckhorn POA Board of Directors Meeting**  
**Saturday, Sept. 6, 2025**  
**2:00 p.m. at**  
**1270 Overlook Way, Clifton Forge**

**I.** **Call Meeting to Order.** The meeting was called to order at 2:24 p.m. by POA President Ed Sobieranski.

**II. Attendance.**

a. Attendees –

Ed Sobieranski, Board Member/President  
Brian Decker, Board Member/Vice President—called in due to funeral  
Mike Herwald, Board Member  
Stanley Wills, Board Member—called in due to hospital stay  
Ellen Wills, Treasurer  
Bonnie Sobieranski, Secretary  
Larry Coats, POA Member/Road Committee Chairman  
Nancy Coats, POA Member

b. Quorum –

Four Board Members present; quorum confirmed.

**III. Approval of April 26, 2025, Board Meeting Minutes.** Brian motioned for approval of the minutes; motion seconded by Mike. Motion was unanimously approved.

**IV. Officer/Committee Reports/Discussion.**

a. Road Committee: Larry reported: suggested holding off until spring for gravel since it's getting late in the year; brush removal was done. Speed limit signs were installed. Two culverts still need to be installed. Acknowledged Ed and Tim Vincent for filling potholes on Overlook Way which took 3 truckloads of shale.

b. Website Manager: nothing to report

c. Bridge Committee: Nothing to report

d. Gate Committee: Larry reported for Matt Walton that the Longdale gate was broken; it was determined that no foul play was involved. Matt is looking into getting a new arm for it. Ed motioned to explore replacing the 42 gate control box to allow for more remotes and allow one remote that will work on both gates; Stanley seconded; motioned was approved.

- e. Treasurer: Ellen gave the expense report and that \$23,728.09 remains from the budget. Five owners are delinquent on dues.

## **V. New Business.**

- a. **Delinquent Dues:** To delay putting a lien on the properties, an additional reminder will be given to delinquent owners.
- b. **New gate code:** The new code will be mailed either electronically or physically to all members this month and will take effect on Oct. 1, 2025. Members will be reminded of the change on the Buckhorn FaceBook page.
- c. **Insurance Policy Renewal:** Ellen reported that both insurance policies have been renewed: Nationwide for business owners' insurance \$1363 and CAIS for workers' compensation insurance \$495.
- d. **Purchase of a road drag:** Discussed the need for a road drag to redistribute the gravel on the roads. There is money already available in the budget. Ed motioned to purchase a road drag; Brian seconded; motion was unanimously approved.
- e. **Proposed Budget:** Ellen will follow up with Kurt if he will increase his fees or not. It was decided that there is no need to increase Buckhorn dues. Disperse carryover funds to roads, gates, and contingency budgets as needed.

## **VI. Old Business.**

- a. The license plate reader camera and protective box were installed.
- f. **Disclosure/Resale Packets** – Nancy, Ellen, and Bonnie met with Kurt to show him the packet and how it's put together. Kudos to Nancy for doing a resale packet while Kurt was out of town; she also gave the \$176 fee to the POA. Since the insurance was just paid and is part of the packet, Nancy gave an updated packet to Ellen to have just in case a lot gets sold in the future.
- b. **Association Credit Card** – Ed and Larry will go to Highlands Community Bank for confirmation regarding the debit card/credit card. This card would be used for the “Go Daddy” website service which requires a card for payment.

- VII. Adjournment.** Motion to adjourn meeting made by Ed and seconded by Brian. Approval was unanimous, and the meeting adjourned at 2:57 p.m.