

Buckhorn POA Board of Directors Meeting
Wednesday, August 14, 2024
7:00 p.m. at Stanley & Ellen Wills’
101 Mountain Top Circle

DRAFT

- I. Call Meeting to Order.** The meeting, which was held at Stanley & Ellen Wills’s, was called to order at 7:00 p.m. by POA President Mike Herwald.
- II. Attendance.**
- a. Attendees –
Mike Herwald, Board Member/President
Roger Brown, Board Member/Vice President
Larry Coats, Board Member/Secretary-Treasurer
Ed Sobieranski, Board Member
Stanley Wills, Board Member
Nancy Coats, POA Member
Ellen Wills, POA Member
- b. Quorum –
All Board Members present; quorum confirmed.
- III. Approval of February 10, 2024, Board Meeting Minutes and March 23, 2024, Organizational Board Meeting Minutes.** Larry made motion for approval of the minutes; motion seconded by Roger. Motion unanimously approved.
- IV. Officer/Committee Reports/Discussion.**
- a. **Roads** – Roads Committee Chair Larry Coats indicated that a pothole filling day is needed to repair road damages caused by the recent rains. Also, although not currently needed throughout the development, there are areas of the roads that need to be graded. Rather than hiring an outside contractor for this project, Larry will do the work using his grader box. In addition, members of the Road Committee will install rip/rap in several areas to direct water across the roads so as to prevent erosion.
- Larry noted that a contractor was hired last year to grade all the roads in the development, which was especially effective in crowning the roads; thereby, directing the rain water to the ditch areas. The Road Committee’s current plan, therefore, is to hire a contractor again in 2025 (likely next spring/summer) to grade (“crown”) all the roads in the development.

In addition, several of the culverts need to be cleaned out, and Larry will contact Shawn Nicely to see if he would be willing to do this work, if he is available and what the cost would be.

- b. Gate** – Ed Sobieranski had been asked to explore what type of gate systems are available that would provide greater security and control of who is entering the development. One of the best systems available is the Butterfly MX, and Ed contacted the company to discuss Buckhorn’s needs. He received a proposal to install the new system at both gates. Unfortunately, the initial cost was way beyond the POA’s budget. Following up with Ed several months later, the representative presented a revised proposal which cut the initial investment costs by half, but still left an annual support cost that was high. Therefore, Ed made a motion that the Board table this issue and that it be presented at the annual membership meeting in March for discussion/input/approval by the POA members. Roger seconded the motion, which passed unanimously.

Larry indicated that the current cameras at the gates are unable to catch license plate information at night due to headlight glare. He stated that there is a camera that is specifically used to read license plates at night, and he would like to purchase one to try initially at the 42 gate. If it works, then he would recommend purchasing a second camera for the Longdale gate. Roger made a motion that one camera be purchased; motion seconded by Mike and was passed unanimously.

Larry advised that Steve Irvine reported a hornet’s nest close to the 42 gate since he mows along Overlook in this area and was concerned about disturbing the nest. Larry suggested that Steve not mow this area and when colder weather sets in, the hornets will leave and the nest can be dealt with at that time.

V. New Business.

- a. Installation of Dumpster at 42 Gate** – In response to complaints about the unsightliness of the trash left at Overlook and 42 Road each week for pickup by the County trash crew, Roger contacted Todd Crace, Solid Waste Supervisor for Allegheny County, about obtaining a dumpster for Buckhorn to be placed at the 42 entrance. Mr. Crace met with Roger at the gate to discuss an appropriate place to install the dumpster that would allow adequate turnaround for the trash truck. Roger will follow up with Mr. Crace regarding cost. Mike made a motion that the dumpster be purchased if the cost is \$2,000 or less; motion seconded by Stanley and passed unanimously. Since the dumpster is proposed to be placed in the Association’s right-of-way along Shawn Nicely’s lot, Larry will discuss the location of the dumpster with Shawn.
- b. Insurance Renewal Documents** – Larry advised that the renewal documents for the POA’s liability insurance have been received, as has the invoice for renewal of the POA’s workers compensation insurance. Both policies expire on September 18, so if

the Board wishes to pursue using a local agent for these policies, contact needs to be made quickly. Larry and Ed will follow up with Racey and Dean.

- c. **Delinquent Account Update** – The Secretary/Treasurer indicated that only two property owners are currently delinquent in paying the 2024 assessment. He will follow up with these landowners.

VI. Old Business. None

VII. Adjournment. Motion to adjourn meeting made by Mike and seconded by Stanley. Approval was unanimous, and the meeting adjourned at 8:04 p.m.