

2016 Saddlebag Creek Ranches Homeowners' Association Board of Directors Meeting

Date: Thursday, April 21, 2016

Location: Duich Residence

Time: 7:00 PM

	Present	Absent
Board of Directors: Dave Cohen, President/Treasurer	x	
Mike Dobbs, Secretary	x	
Jack Duich	x	
Ronnie Edwards	x	
Jerry Hall		x

Guests: Karen & Dan Hornaday, David Cash, Steve Appel, Dale Simon, Jerry Mante
Richard Apati, Robert Meyer

Minutes of Meeting:

1. Dave Cohen opened the meeting and noted that dues are now delinquent. Secretary shall contact delinquent HOA members to attempt to collect dues.
2. Dave Cohen informed the attendees that Lot# A (behind Jerry Hall) was sold. Records shall be updated.
3. Dave Cohen asked if we could refurbish and re-install the Saddlebag Creek Ranches signs at the entrance of the neighborhood or install other signs down SR70 to help inform visitors they're approaching Saddlebag Creek Ranches. Dave noted that many people unfamiliar with the development that they often drive past. Some options were discussed...Jack Duich shall investigate further.
4. Dave Cohen informed the attendees about new, existing and recurring bills. Dave paid the annual Corporation fee of \$61.25 and needs to be reimbursed. Jack Duich provided his signature to become an authorized signature on the checking account.
5. Dave Cohen reminded the group that a change in the by-laws was made 10 years ago that each expenditure shall be reviewed and authorized for payment prior to payment. David Cash and Jim Ashby will review each invoice prior to payment.
6. Dave Cohen asked that each attendee provide their contact information.
7. Discussion ensued regarding drainage issues and invert elevations of the drainage swales. Steve Appel commented that the HOA has a legal obligation to maintain the drainage swales to the original engineered structure. Jerry Mante noted that there is a lot of standing water in the swales. Jerry Mante made the suggestion of converting the roads to County owned roads and let the County take over the maintenance of the roads and drainage swales. Steve Appel said a feasibility study would need to be performed to ensure the existing roads are up to "par" so the County would be inclined to take over the roads. He noted that an investment of \$50,000 is a likely estimate of this expenditure. Dan Hornaday expressed similar concerns. Ronnie Edwards feels the biggest drainage issue is along Saddlebag Trail & High Oaks intersection toward the culdesac eastward. Dale Simon noted that there are high spots that need to be addressed. Jerry noted that mitigation of the swales would make a significant impact to favorable drainage.

Steve Appel speculated that the original site developer stock piled filled during the early development of SCR and that silted to the swales. Dave Cohen summarized the discussion that SCR would contact the County to inquire County ownership. He noted that Jim Ashby would contact SWFMD to discuss our need to mitigate the drainage. Dave Cohen will follow up with Jim Ashby/SWFMD for comments. Richard Apati informed the group that Roy Green originally built the roads and may have good information to offer.

8. The Hornadays were present at the meeting to discuss their outbuilding. The Board addressed the issues and informed the Hornadays what changes were required for approval of the outbuilding. The Hornadays requested a thirty day extension to a total of 60 days from today to implement the mandates. Mike Dobbs motioned to allow the extension, Dave Cohen seconded the motion and the Board approved the extension.
9. The Board discussed the fencing issues associated with Lot# 22. A letter was written to have the lot owner correct the fence placement that is encroaching on the bridal path/easement along the west boundary of the property. The Board discussed that the north bridal path should be checked for encroachment as well. Jack Duich shall investigate the fence placement prior to issuing the letter to the lot owner.
10. Jack Duich informed the Board that he investigated street signage. He suggested placing an "end of road" sign at the south end of High Oaks Trail (at the intersection of Saddlebag Trail). The Board approved the purchase and installation. Jack will install the sign.
Jack Duich raised the issues of repairs to low areas in the roads. He indicated that these areas are likely to worsen and develop into pot holes. The Board will schedule a site meeting to observe each instance to decide if repairs are necessary.
11. The next Board meeting will be scheduled and held on an as-needed basis; most likely once information has been gathered from Manatee County and/or SWFMD regarding the drainage swales.
12. The meeting was adjourned at 8:55 pm.