

2016 Saddlebag Creek Ranches Homeowners' Association Board of Directors Meeting

Date: Monday, June 20, 2016

Location: Cohen Residence

Time: 7:20 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: Sarah Cohen, Lance & Patti Couture, Dave & Lucy Cash, Jerry Mante

Minutes of Meeting:

1. The meeting opened with a comment from Sarah Cohen regarding a proposal to form an equestrian trail committee. First on the agenda would be to present improvements for the equestrian trails to the Board once the committee is formed and selected. The Board authorized the creation of the committee.
2. Dave Cohen updated the Board on the drainage swales. He stated that Jim Ashby received comments from SWFMD that returning the drainage swales to the original inverts is permitted. Ronnie Edwards noted that he had obtained the prints for the dimensional elevations. Jerry Mante mentioned that he would have the equipment/excavator to remove debris/shubbery in the drainage swales.
3. Ronnie Edwards updated the Board on the Hornaday's outbuilding. He noted that materials have been purchased and modifications should take place in July.
4. Dave Cohen stated that Lot #44 has submitted a plan to build a pool. The pool was proposed to be partially above ground by approximately 6 to 8 inches due to property elevation sloping on the rear of the house. Above ground pools are prohibited. Consensus from the Board was to approve the pool. Written notification will be provided to the lot owner. Mike Dobbs asked if a pool cage was proposed. Ronnie Edwards noted that no pool cage was submitted nor is one required by the deed restrictions. He stated that the lot owner may be required to comply with local ordinances for safeguard fencing/baby barrier. Deed restrictions prohibit certain types of fencing; the lot owner shall follow up with a plan depicting all elements of construction (including security fencing and protective barriers) for HOA review & compliance of by-laws.
5. Lot #16 submitted plans to build a log cabin. The plan meets minimum square footage requirements, however a 2-car garage was not proposed which is required. A written notice of disapproval for the proposal shall be provided to the lot owner with applicable by-law articles and paragraphs noted for which the lot owner shall comply.
6. Dave Cohen brought up the requirement of RV/boat storage since a lot owner raised the question of allowable storing. The Board noted that a storage building is not required per Article X Use Restrictions, paragraph 10.9 of the by-laws. This article allows these vehicles be

stored on lots where completely screened from view from roadways and adjoining properties utilizing enclosed structures such as garages or outbuildings, shubbery or natural vegetation.

7.

Dave Cohen raised the issue of deed restriction violations among lot owners. He stated that virtually every lot owner has an issue that requires attention. He requested that time be given for lot owners to voluntarily comply. An example was given about mailboxes not being white in color or of the style noted in the Ninth Amendment to the Fourth Amended & Restated Declarations Of Covenants, Conditions, Restrictions and Easements dated March 23, 1998. The ammendment states, "Mail boxes and supporting means shall be uniform in size and appearance. Mail boxes shall be white, and postal rated #1, constructed of metal or poly plastic equal to Home Depot #393-150. The mounting post shall be equal or equivalent to Home Depot #872-986, 6ft. PT #1, and shall be affixed with a treated wood base 6" x 18" x 1". Mail box to be secured with stainless steel screws 1" x #8. Mounting post to be secured with cement."

8. Dave Cohen mentioned that Lot #44 has erected a mast with a satellite dish located in the front of the property. The lot owner has been informed to relocate the mast to the side or rear of the property.

9. Lance Couture and Dave Cohen mentioned that they were volunteering to help Ronnie Edwards with the construction modifications to the Hornaday's outbuilding.

10.

Dave Cohen updated the Board with costs for the fill and sod for the roadway improvements. Approximately \$1,900 for fill dirt and \$2,000 for sod were spent on the improvements.

11. Dave Cash raised the idea of additional captial investment for the front entrance for appearance improvements. Comments were shared about costs. Dave Cohen suggested the idea be considered for the Fall. Patti Couture stated that a sprinkler head needed repair. It was noted that the zone serving the established oak trees could be shut-off since the trees no longer need daily watering.

12. It was brought up that Lot A has installed a driveway directly to State Road 70. A letter is to be prepared and sent to the lot owner mandating removal of the improvement and advisement to honor HOA by-laws prior to proceeding with any improvements to a lot. Access to this particular lot is outlined in the Declaration Of Restrictions And Easements, paragraph 9(c) dated April 23, 1996.

13. The meeting was adjourned at 8:30 pm.