

**2016 Saddlebag Creek Ranches Homeowners' Association  
Board of Directors Meeting**

Date: Thursday, August 18, 2016  
Location: Cohen Residence  
Time: 7:10 PM

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

Members Present: Sara Cohen, Allen Riggle, Tim Strausbaugh, William Zinn, Karen & Dan Hornaday, Jeff Hurst, Brent McNett, Steve Appel, Lance & Patti Couture, David & Lucy Cash

Other Attendees: Robert Meyer

Disclaimer: The meeting minutes that follow are intended to be a summary and the best recollection of statements, comments and courses of actions made by Board Of Directors, members, and other attendees present at the subject meeting. Though carefully assembled, the minutes are not an exhaustive attempt to report verbatim discussions, but are paraphrased for clarity. However, an attempt has been made to accurately report the dispositions of the event in full. If you feel an error has been recorded, please report the discrepancy to the SCRHOA Secretary, Mike Dobbs (email: mike.dobbs@apelectric.com) so the concern can be evaluated and appropriately restated. If no discrepancies are reported within 30 days of the posted date, the recorded minutes shall be deemed an accurate summary of the meeting.

Minutes of Meeting:

1. Dave Cohen opened the meeting with a discussion regarding plantings for the front of the neighborhood. The members commented on types of plants. Dave noted that we should budget approximately \$300-\$400 for plants & fertilizer.
2. Dave Cohen discussed two lots that still have not paid 2016 dues. Mike Dobbs noted that paragraph 5.17 of the deed restrictions indicates a 5% penalty shall be assessed in addition to interest. A motion was made by Jerry Hall, seconded by Ronnie Edwards and approved to ammend their invoices, and to send letters to the lot owners notifying them that a lien will be filed against their properties on September 18, 2016 if not paid by that date.
3. Dave Cohen reviewed the bills that needed to be paid.
4. Dave Cohen distributed a proposed 2016 budget and went over the itemized list. See attached proposed budget for specifics. Total expenses for the year is budgeted at \$27,261.25. Total income is \$60,000.00.
5. Jerry Hall submitted a plan/inquiry for future approval for a cross fence for a potential buyer of his property. The Board determined that approvals could only be granted to members. The Board agreed to review the proposal and acknowledged that they took no exceptions to the proposal, but the new owner/member must seek official approval with a new submission of the fence on their behalf. The Board agreed to provide a letter to Jerry Hall acknowledging no

exceptions on the proposed fence.

6. Dave Cohen discussed his meeting with Paul Ola, an attorney. Dave Cohen and Ronnie Edwards interviewed Paul Ola as a potential attorney for representing the HOA. Dave and Ronnie felt that the attorney would be a good fit for the HOA and recommended he be our HOA Attorney. The attorney's rate is \$295/hr and does not require a retainer. Dave asked for approval to hire the attorney. A motion was made by Ronnie Edwards and seconded by Dave Cohen, and passed by the Board to hire the attorney.
7. Dave Cohen brought up a discussion of the pool construction being built on Lot#44. Discussion ensued about whether above ground pools were prohibited. An electronic search was performed on the deed restrictions, and no prohibitions for above ground pools was found.
8. Dave Cohen presented a proposal drawing from Jack Duich for approval to build an antenna on the back of his outbuilding that would extend 10ft above the fascia. The Board approved the installation.
9. Dave Cohen asked Steve Appel to head up a committee to re-write the deed restrictions and to propose a membership committee. Steve will present a committee proposal by next month's HOA meeting. Allen Riggle and Dale Simon expressed interest to be on the committee.
10. Dave Cohen brought up discussion regarding Lot A. Dave sent the lot owners a letter denoting that they should submit to the Board for approvals for improvements. Dave noted that we still have not heard from the lot owners. The subject of their driveway access was commented on by the membership and the Board. A discussion regarding the orientation of the home was discussed. It was decided that the discussion should be tabled until a plan submission is made by the lot owners.
11. Dave Cohen asked Tim Strausbaugh if his questions submitted by letter were answered. Tim asked about Notice of Violation letters, and if they were being sent. The Board acknowledged that letters were being sent.
12. Dave Cohen noted that our lawn service contract renews in March 2017.
13. Dave Cohen told the attendees that a financial statement will be mailed to each lot owner at the end of the year.
14. Dave Cohen stated that we may have a pending lawsuit regarding the outbuilding on Lot#47. Karen Hornaday updated the group that they should be receiving their building permit to continue with the outbuilding per the Board approved stipulations.
15. Steve Appel and William Zinn volunteered to help with drawings and improvements on the bridal trail.
16. A discussion was raised by Allen Riggle to revise last month's motion to increase the Board's maximum spending allowance. Allen felt it was prudent to limit the spending allowance since our budgeted expenses were narrowly close to our net income. A motion was made by Allen Riggle to reduce the maximum money spent by the Board without HOA membership authorization from \$5,000 to \$1,500. Jerry Hall seconded the motion and the Board approved the motion.
17. It was decided to change the monthly meetings to the second Tuesday of each month.
18. The meeting was adjourned at 9:10 pm.