

# Saddlebag Creek Ranches Homeowners' Association Board of Directors

## Meeting Minutes

April 25, 2017

Present: Tom Bardroff, Lance Couture, Patti Couture, Jack Duich, Jim Moore (via telephone), Lance Wiegand

Next meeting: June 20, 7:00pm to 9:00pm, Jack Duich Residence

### **1. Roles/Appointments of Officers**

At the February 2016 HOA Annual Meeting, the HOA voted in a new Board of Directors (BOD), consisting of Tom Bardroff, Lance Couture, Jack Duich, Jim Moore, & Lance Wiegand. During the April 25 first meeting of the new BOD, they agreed to the following Roles/Appointments:

President – Jack Duich

Vice President – Lance Wiegand

Director of Communications/Secretary – Lance Couture

### **2. Housekeeping Issues**

Jack Duich presented six invoices for various HOA expenses.

Three property owners remain delinquent in payment of their annual dues, all of which are non-resident owners. Jack Duich procured through research the potential addresses of two of the owners; and submitted the data to the HOA's accountant for further attempts at collecting the dues. Lance Couture agreed to attempt telephoning the third property owner.

Lance Wiegand agreed to become the additional check signer for the HOA. He and Jack Duich will arrange a trip to the bank to execute the respective documentation.

The BOD agreed to meet approximately every 6 weeks, or as frequently as needed, and that the location would rotate. Jack Duich graciously agreed to host the next meeting.

### **3. HOA BOD Electronic Communications Initiative**

Lance Couture proposed an email communications initiative for the BOD. The primary goal of this initiative is to have a singular, constant email address for the BOD; thus,

preserving continuity for BOD communications, regardless of who serves on the Board. The Board passed the initiative.

#### **4. Architectural Review Committee (ARC)**

Lance Wiegand submitted an ARC form requesting review and approval for proposed pasture fencing.

The Berry residence asks for approval of road-facing fencing, but need additional documentation prior to ARC submission. Jack Duich agreed to visit the property to further discuss with Paul Berry.

Tom Bardroff to review HOA documentation for allowable materials for road-facing fencing. Tom subsequently confirmed that CCA wood is required.

#### **5. 2017 Priorities**

- The necessity of the storm water miter & pipe repairs, as some are dangerous.
- Road Lifecycle Assessment

#### **6. Bridle Trails**

The Bridle Trail Committee gave a presentation describing the disrepair of the bridle trails, including that some sections are impassible.

They will acquire bids for clearing the paths.

Some of the impassibility involves encroachment into the bridle trail easements and necessitates further discussions.

#### **7. Next Meeting**

Next meeting to be held June 20, 2017, from 7:00pm to 9:00pm at Jack Duich residence.