

**Saddlebag Creek Ranches**  
**Homeowners Association**  
**Board of Directors**

**Meeting Minutes**

August 1, 2017

Directors Present: Tom Bardroff, Lance Couture, Jack Duich

Guests Present: Dave & Lucy Cash, Sara Cohen, Patti Couture

Next meeting: Tuesday 19 September; 7-9pm, Duich Residence, 8208 High Oaks Trl

**1. Housekeeping**

Approved Payment of HOA Payables.

**2. Architectural Review Committee**

Lot 22 – Amended plan approved by ARC.

Lot HO – Swale area strip (from Lot HO front fence line to center of road) owned by developer Jarvis Williams and was not part of original sale of Lot HO. Jarvis Williams now is selling it to the owner of Lot HO, Dickie Stem. Issues: 1) Is an estoppel required? 2) Are incremental assessments required? BOD agrees this does not create multiple lots, does not generate more dues, does not require estoppel, and does not require incremental assessments. Jack Duich to respond to email from Dickie Stem's real estate agent.

**3. Bridle Trail Update**

Some areas identified/marked for clearing.

Some areas require the use of Bobcat for clearing.

Lance W. to line up a volunteer group to do the clearing.

Communication continues with owners of properties where some fencing must be moved or removed.

Board is considering a Letter of Indemnity for Bridle Trail users. HOA's attorney drafted a sample letter, which trail users (and their riding guests) would sign voluntarily, wherein users of the Trail agree to hold harmless the HOA and the

property owners upon whose property the Trail crosses or adjoins. Communication forthcoming regarding the Letter of Indemnity and its imminent posting to the HOA's website.

#### **4. Irrigation Repairs**

The repairs are nearing completion, but obviously a low priority at present with all the rain.

#### **5. Road Repair**

Awaiting estimate and evaluation from second firm, AJAX. Board to conduct analysis of long-term needs and costs, and factor into the budgeting evaluation for any requisite dues increase.

#### **6. Common Area Lawn Care**

The Board has received a few requests/suggestions that the Board drop the lawn care contract for the Common Areas of the community, suggesting that homeowners be responsible for their own lawn care out to the road. The Board argues against this proposal, believing it would be difficult to enforce or compel owners to care for those areas in a uniform manner.

#### **7. Complaints**

The Board heard complaints of ATV riders speeding through the community. Deed Restrictions currently prohibit operation of ATVs or similar vehicles on roadways of common property. Board to extend further communication on this topic.

#### **8. Next BOD Meeting**

Next Board of Directors Meeting scheduled for 19 September, 7-9pm. Jack Duich again graciously hosting. 8208 High Oaks Trl

Thank you for your consideration.

Saddlebag Creek Ranches, Homeowners Association, Board of Directors