

Saddlebag Creek Ranches
Homeowners Association
Board of Directors
Board@saddlebagcreek.org

Meeting Minutes

November 14, 2017

Directors Present: Tom Bardroff, Lance Couture, Jack Duich, Jim Moore, Lance Wiegand

Guests Present: Sara Cohen, Patti Couture, Teresa Holcomb, Karen Hornaday

Next meeting: January 09, 2018, 7:00pm, Duich Residence

1. Review of minutes from last meeting (9/19)

2. Review and approval of new invoices

- a. HOA attorney
- b. Berry's for lawn mowing
- c. HOA accountant
- d. FPL
- e. reimbursement to Board members for expenses on HOA business.

3. Bridle Trail Project

- a. Lance W. has talked to 2 vendors regarding clearing the trail. One with a root rake and one with a tiller/grinder attachment; both quoted at \$75 per hour.
- b. Board believes root rake will be adequate to clear the trail.
- c. How to re-route trail to avoid wetlands?
 - i. Discussed re-routing trail between McCords' & Parkers' properties
 - ii. May need an easement between the 2 properties

4. Drainage Miter Replacement Project

- a. Jim talked to 2 vendors. One vendor's quote includes sod. The other vendor's quote is for a two-phase project and does not include sod. Quotes range from \$41,000 to \$60,000.
- b. Jim also contacted an engineering firm (George F. Young, Inc.), whose duty would be to oversee the entire project, including evaluation of the project and aerial photographs, and preparation of the paperwork and coordination with the vendor(s), without any actual work. No mention of permits being required.
- c. Board discussed exposure of HOA without permits involved.
- d. Jim to visit Manatee County building department with all our existing paperwork to ask for their assistance and find out whether we need permits or not. Will review where we are at next meeting.

5. Dues Increase

- a. Received minimal feedback, both positive and negative.

6. Right Turn Safety Sign at Development Exit

- a. Jack to look into getting a sign made

7. Gate/fence Design & Column Height

- a. Discussed column height conformity

8. HOA Dues Delinquency

- a. Discussed delinquency of one owner's 2017 HOA Dues Payment and the accruing late fees and interest.
- b. Board has attempted multiple contacts and next will send certified letter.

9. Hurricane Irma Waste Removal

- a. Tom B. has contacted the county, who assures us they will get to the removal of our Hurricane Irma-related debris no later than 12/18.

10. HOA Annual Meeting

- a. Per HOA By-Laws, we must have annual meeting by March 31
- b. Should be scheduled for March

11. Holiday Party

- a. Potluck neighborhood gathering around new year's (Saturday 1/6/2018 from 4:00pm to 8:00pm) hosted by Duich
- b. HOA to provide meats and drinks; everyone to bring a covered dish
- c. Lance C. to organize the event and send out email communications to the neighborhood
- d. Suggested use of SignUpGenius to request food items needed
- e. Send out communications and get volunteers to help with organization
- f. Board approves \$200 for purchasing meat and drinks (water, tea, lemonade)

12. Next Board Meeting

- a. Next Board Meeting scheduled for January 9, 2018, 7:00 to 9:00pm at Duich residence

Thank you for your consideration.

Saddlebag Creek Ranches, Homeowners Association, Board of Directors