

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

Meeting Minutes

January 30, 2018

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

Guests Present: Patti Couture, Jeff Sherman

Next meeting: Tuesday, March 27, 2018 (After 7:00pm Annual Meeting at the Methodist Church)

- 1) **Invoices**: Reviewed HOA invoices (holiday party, lawn service, FPL, insurance, accountant, etc.) and appropriate board members signed checks to pay invoices.
- 2) **Financials**: Discussion of financials. Accountant will have our tax paperwork done soon.
- 3) **HOA Dues**:
 - a) Discussed Properties whose 2017 HOA dues still were unpaid. Those delinquencies since have been satisfied; with the exception that one property's late fees are only partially satisfied.
 - b) Late fee on HOA dues will be changed from \$50 to \$30, to align with both Florida statute and the HOA's Deed Restrictions, both of which state that the Late Fee cannot exceed 5% of the Annual Dues (Saddlebag Creek Ranches, Deed Restrictions, first dated 05/13/1997, Section 5.17).
- 4) **Road Improvements**: Discussion of road improvements (swales and drains) and the two engineering quotes. We still need to find out if the county requires permits. We are still looking into having an engineering firm do the inspections and put together bid package and estimate. Board agreed we are not saving any money by splitting the road project into two phases across two years. Board will move forward to have the entire project completed at one time. Board will contract a separate company to lay the sod so the sod portion will not be part of the road improvement project. Board will contact engineer and ask them to put together a bid package.
- 5) **Bridle Trail**: The trail is not actively being used by the horse owners since they have indicated the trail dead ends behind Lot #8. We need to map out the trail between

Lots #8 and #9 (and Lots #11 and #12) and seek easements from these home owners to make the trail usable throughout the subdivision.

- 6) Replacements for Lance and Patti Couture: The Coutures have sold their house and will be leaving the community at the end of March 2018. The Board will need replacements for the Director of Communication as well as the webmaster role. Patti will put a notice on Facebook group to solicit a volunteer for the webmaster role. Patti to submit proposal to the Board to continue webmaster and email services.**

Thank you for your consideration.

Saddlebag Creek Ranches, Homeowners Association, Board of Directors