

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

**HOA Annual Meeting Minutes**

March 27, 2018

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

Guests Present: Jessie Duich, Patti Couture, Sara Cohen, Lucy & Dave Cash, Elaine & Roger Parker, Jeff Sherman, Dale Bardroff

**1. 2017 Financial Review:**

- Balance Sheet - \$171,000+ balance
- Net Income - \$10,590
- Accounting Fees up by \$2000 from previous year
- Expense for engineering review for roads
- Expenses in general were down from previous year
- More in legal fees in 2017 due to potential lawsuit of manufactured shed
- Lawn Maintenance down \$3600

**2. Volunteer Accomplishments**

- Sprinkler repairs
- Updated Homeowners contact list, web page
- Bridle Trail clearing
- Beautification of front entrance

**3. 2018 Priorities**

**Maintenance of community assets (repair/restoration)**

- 5-6 year roads residual life span anticipated
- Storm water drainage system renovation
- Bridle Trail – need Lot 7 easement to eliminate dead-end or leave as is
- Further maintenance of Bridle Path depending on gaining of easement
- Beautification (entrance)
  - o Bid received to replant injured plants & replace mulch with live ground cover

- Remove palm trees & replace with sabal palms or other trees
- Oak tree trimming
- Roadway-facing horse fencing repair/upkeep (homeowners responsibility)
  - Unofficial communication encouraging repair of missing, broken, sagging fencing
  - Will send violation notices if improvements not made
  - Need association feedback on mandating repainting/refinishing
    - Discussion among meeting attendees occurred – no need to refinish as natural wood is permitted
- Maintenance of web site and communication process
  - Identify a replacement for Patti Couture or contract Patti
  - Assign Communication process to another board member

#### **4. Pavement LifeCycle Cost Analysis Update**

- Reason for \$100 increase in HOA annual dues
- Two contractors consulted: Ajax and Superior
- Estimate of 5-6 years remaining life span
- \$170,000 - \$200,000+ estimate

#### **5. Bridle Trail Update**

- Successful Bridle Trail Neighborhood Work Day – 10/7/2017
- 25 neighbors contributed
- Reviewed trail issues related to wetlands and easements that will be required
- Discussion among meeting attendees occurred
- In order to make the trail usable, any “dead ends” must be eliminated or alternate paths must be available

#### **6. Storm Water Drainage System Update**

- Several civil contractors and civil engineering firms were contacted for quotes
- Contracted with George F. Young, Inc. Engineering on 3/12/2018
  - They will provide on-site inspection of existing culverts
  - They will prepare Construction Plan documents of work required
  - They will present their findings and documents to HOA Board at meeting
  - They will assist in review of bids and aid in award of contract of work and discuss with county officials if permits required
  - Site observation during construction and letter of release for completion of work
  - It will cost \$3275 for their services

- Discussion among meeting attendees occurred
- Contractor will perform site inspection soon

**7. 2018 Board of Directors Election**

- Results: 11 votes each for the four remaining board members and a few write-in votes, however the write-ins were not present to accept the nominations

**8. Discussion of webmaster replacement or Contract Patti Couture to continue webmaster services**

- Approval given to contract Patti Couture for 2018

Thank you for your consideration.

Saddlebag Creek Ranches, Homeowners Association, Board of Directors