

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

Meeting Minutes

May 31, 2018

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

Guests Present: Lance Couture, Patti Couture, Tim Strausbaugh, Sara Cohen, Jeff Sherman

Next meeting: Tuesday, July 10, 2018

1. **Financials**: review of invoices and reimbursements
2. **Compliance - Trailers**: Discussion of trailers in view of road and other properties. One in particular remains visible despite owner efforts to conceal it. A suggestion was made to help further hide the trailer which will be shared with the owner.
3. **Front Entrance**: Volunteer property owners will be meeting Saturday, 6/2, at 09:00 to do tree trimming of oak tree limbs at the front entrance. Update – entrance oak trees trimmed as well as those near Stem property. Large turn-out of volunteers.
4. **Landscaping of Front Entrance**: Tom gathered estimates from a few landscaping companies, two of whom suggested different plants than those proposed by Berry's (more cold hardy replacements for crotons). He suggested a volunteer planting party to install plants rather than pay landscaping companies to do the labor. Discussion of ground cover vs. mulch and who will maintain weeds until ground cover takes over. Board agreed to leave the palms for now. Tom will go back to Brewer's to get another quote to include removal of old plants and installation of new plants and discuss with Berry's how much they would charge for labor only.
5. **Rebuild of Swales**: George F. Young engineering firm has been contracted to scope the project. They will provide final sign-off of the project. This firm will assist with reviewing the contracts for the actual work to be done. The firm will have report to Jim by Monday, 6/4.

- 6. Additional Board Members:** Jack asked both Tim Strausbaugh and Jeff Sherman to consider joining the Board. Both Tim and Jeff accepted the invitation to join the Board. Jack put forth a motion to approve Tim and Jeff as new board members. Lance W. seconded and the rest of the Board approved the motion.

- 7. Bridle Trail:** Discussion of maintenance of the bridle trail and easements needed on certain properties (between Flottemesch (Lot #7) and McCord (Lot #8) properties) to improve the trail. Lance W. to contact Flottemesches and McCords to find out their willingness to grant an easement between the two properties. Jack proposed first approaching the McCords to agree to move their 20-foot easement from the back of their property to the west side of their property (between Lot #8 and Lot #7). Lance W. will approach McCords with this proposal.

- 8. Estoppel Letters/Construction Bond:** Jack proposed the creation of a \$1000 construction bond (in an escrow account) for each new homeowner prior to their build. Upon project conclusion, the board would assess the homeowner for any damages to the neighborhood (e.g., roads, culverts, other neighbors' driveways, etc.). The next estoppel letter for new house construction request that Jack receives he will notify the board for approval to create a construction bond. Jeff will research what it takes to implement a construction bond.

- 9. Webmaster & Communication Services:** Patti and Lance Couture have been contracted by the Board to continue providing webmaster services (Patti), BOD meeting note taking services (Patti), and email communication services (Lance). The Coutures will invoice the Board quarterly, in arrears. Services began Q2 so first invoice will be sent to the Board in July 2018.

Thank you for your consideration.

Saddlebag Creek Ranches, Homeowners Association, Board of Directors