

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

Meeting Minutes

August 21, 2018

Directors Present: Tom Bardroff, Jack Duich, Jim Moore, Jeff Sherman, Tim Strausbaugh,
Lance Wiegand

Guests Present: Sara Cohen, Patti Couture, Lance Couture

Next meeting: Tuesday, October 16, 2018

1. **Financials**: Review of latest invoices and bank statements.
2. **Fire Ponds**: Discussion of Lake Doctors fee for fire pond weed control and why it is important to keep up with the weed control for the fire ponds to be able to have water pumped by fire department. Tim to contact local fire department to find out the frequency that they test our fire ponds and fire risers and to find out what the criteria is for testing.
3. **Secondary Residences**: Discussion of request by potential new homeowner regarding adding a second residence on their property. They were informed that this community is for single-family residences on each lot.
4. **Fencing**: Property fencing plans submitted and approved.
5. **Bridle Trail**: Jack approached Lot #7 owner about an easement on one side of their property for bridle trail use. The owner was amenable to the request. Jack and Tim will meet later this week with the owner to discuss the details of the easement. Jeff will investigate what is required to make the easement official (i.e., quit claim deed).
6. **Front Entrance**: Discussion of vendor to use to replace concrete curbing at front entrance (median). Tom and Tim to research vendors and get quotes. Sprinklers are working correctly. Right entrance sign has been leveled.

- 7. Swale Project: Engineering firm indicated the metal pipes do not have to be replaced. We requested additional services including putting together construction bid documents, construction observation and inspections (progress reports), and assist in request for payments associated with milestones. Their bid for providing all these requested services is \$5,030. Jim to get clarification on the wording of the additional services requested. The Board agreed that they want to move forward with the request for putting together the construction bid documents and solicit bids pending clarification of wording of services.**

- 8. Lot #45 Driveway Entrance: Tim to speak to the owner to find out the intent of the concrete blocks that are currently stacked near their driveway entrance. Owner will be reminded that if columns and/or gated entrance is planning to be installed, it needs to be approved by the ARC and it must adhere to existing standards (i.e., Sommers' gated column entrance).**

- 9. Lawn Care Service for Common Areas: Board to accept bids for competitive review of Lawn Care Service of Common Areas.**

Thank you for your consideration.

Saddlebag Creek Ranches, Homeowners Association, Board of Directors