

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

Meeting Minutes

December 4, 2018

Directors Present: Jack Duich, Lance Weigand, Jim Moore, Jeff Sherman

Guests Present: Sara Cohen, Patti Couture, Lance Couture

Next meeting: Tuesday, January 29 @ 7:00 pm

- 1. Financials:** Review of various invoices including FPL bill, property tax bill, and pond maintenance.
- 2. Fire Ponds:** Tim S. to check with Manatee Fire Department to find out about annual testing of fire pond hydrants.
- 3. Front Entrance:** All improvements and new landscaping are complete.
- 4. Landscaping:** The Board considered on-going lawn maintenance contract proposals from multiple lawn service companies and decided to transfer service to a new company starting January 1, 2019. Jack proposed adding to the new contract to include the following: replacement mulch and plants (at cost) plus \$1 per plant and \$1 per bag of mulch for the front entrance maintenance; cuts to be finished within 3 days; pick up trash in swales.
- 5. Bridle Trail:** Jack and Tim S. to follow-up with Lot #7 owners about the proposed bridle trail easement on their property. Discussion tabled until next BOD meeting.
- 6. Lot Construction:** Lot 10A is under construction. BOD has not received any drawings of house and the construction bond (which is required of all new construction) has not been paid yet to the HOA. There is visible damage to edge of roadway.
- 7. Swale Project:** Jim met with engineer on 11/12/2018 and had engineer make final changes to drawings. Engineer to send out the bids to multiple companies to do the work. Jim to request status update from engineering firm (George F. Young) upon conclusion of Phase I of the project.
- 8. Annual Meeting:** March 2019 time-frame.

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Thank you for your consideration.

Saddlebag Creek Ranches, Homeowners Association, Board of Directors