

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

Meeting Minutes

January 29, 2019

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

Guests Present: Patti Couture, Lance Couture, Lucy Cash, Dave Cash

Next meeting: Tuesday, March 19 @ 7:00 pm

1. **Financials**: Review of various invoices including lawn maintenance; FPL utility bills; swale project engineering firm; HOA and Board insurance policy annual premiums; and Couture Q4 Web, Social Media, & Communications Services.
2. **Fire Ponds**: Tim S. met with Manatee Fire Department chief to discuss annual testing of fire pond hydrants/risers. Fire department came out back in December to test, and all pond risers passed inspection. They come out to test once per year. If there is a problem with a fire pond riser, they will cover it with a black bag and the board will receive a notice.
 - a. **Action Item**: Jack to contact Lake Doctors about 1) cutting back on pond treatments to twice a year, 2) to make sure they are treating all the ponds and 3) find out the chemicals with which they are treating the ponds. (Lake treatments keep the weeds from blocking the pipes.)
3. **Front Entrance**: Tim S. to try straightening out the bent metal post and pour concrete around base of Stop sign.
4. **Landscaping**: The Board (Tim S. recused himself) discussed details of Strausbaugh's lawn maintenance proposal. The Board agreed to approve the Strausbaugh's proposal.
5. **Bridle Trail**: The Board discussed whether a survey for the proposed easement is required. Will discuss further at next BOD meeting after Tim S. speaks to Lot #7 owner.
 - a. **Action Item**: Tim S. to follow-up with Lot #7 owner about the proposed bridle trail easement on their property. Will request a 10-foot easement on West-side of the property.

6. **Lot Construction:** There is visible damage to edge of roadway in front of a few lots where there has been construction. The Board has received no construction bonds from any of the lots under construction.
 - a. **Action Items:** Jack to get quote for repair work from Superior Asphalt as part of fixing "bird baths" in the roads.

7. **Swale Project:** First contract is complete. Second contract is in progress. The engineering firm has sent out requests for bid proposals.
 - a. **Action Item:** Jim to follow-up with engineering firm to get progress report.

8. **Neighborhood Yard Sale:** Lucy Cash to head up this effort. The HOA will pay for advertisement in newspaper. April 20th chosen, which coincides with the Panther Ridge community yard sale.
 - a. **Action Items:**
 - i. Lucy to post announcements on the HOA Facebook page and the Facebook Swap Shop pages and create signs for front entrance.
 - ii. Lucy to work with the Coutures to send out communications and request types of items homeowners will be trying to sell.
 - iii. Lucy to have planned budget (cost for ads, signs, etc.) for yard sale by the Annual Meeting (3/19).

9. **Annual Meeting: Tuesday, March 19, 2019 @ 7:00 pm.**
 - a. **Action Items:**
 - i. Lance C. to mail/e-mail ballots out by 3/5. (Ballot will exclude Lance W. per his request). Ballots will include space for write-ins for new board members.
 - ii. Patti C. to post on Facebook page on 2/19 that ballots will be sent out by 3/5 and solicit interest for participation.

Thank you for your consideration.

Saddlebag Creek Ranches, Homeowners Association, Board of Directors