

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

HOA Annual Meeting Minutes

March 19, 2019

Directors Present: Jack Duich, Tom Bardroff, Lance Weigand, Jeff Sherman, Tim Strausbaugh

Guests Present: Sara Cohen, Lucy & Dave Cash, Dale Bardroff, Steve Appel, Mick Behr, Lance & Patti Couture

**1. Attendance sign-in sheet**

**2. Roll call of directors**

**3. Introduction of property owners**

**4. Review of Board of Director Roles**

**5. 2018 Financial Review:**

- Financial Details available in Jack's PowerPoint presentation (posted on website)
- Expenses:
  - o Rebuilt / remodeled association front entrance
  - o Swales & drainage repair analysis & planning project
  - o Lake Doctors expenses
  - o Holiday Party (thank you Parkers!)
  - o Christmas float parade (thank you Yohns!)
  - o 6 estoppel letters (property sales) – same as 2017
  - o Fencing
  - o Lawn Maintenance
  - o Legal & Accounting fees
  - o Web site and communication maintenance fees

**6. 2019 Priorities**

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

- Roadways – continue to monitor
  - o 4 - 5 year roads residual life span anticipated
  - o Quoting 2019 “bird bath” mitigation & spot repairs
- Community property painting
  - o Hydrant & poles

- Saddlebag Trail cul-de-sac & High Oaks Trail fences & poles
- Maintain entrance landscaping & infrastructure
- Storm water drainage system renovation
  - Engineering firm analysis conducted & paid (\$1500 in 2017, \$3800 in 2018)
  - George F. Young, Inc. PE for project oversight (client rep)
  - Multiple contractor bid requests – estimating \$55K-\$65K
- Bridle Path
  - Lot 7 easement to permit west path circumnavigation
    - Requesting a 10-ft easement
  - Continue to maintain path along High Oaks Trail
- Other priorities
  - Community Yard Sale – April 20 – contact Lucy Cash (chairperson)
    - Discussion occurred among attendees about signage and other logistics
  - Community Party (when & where? Late summer or Holiday?)
  - Maintenance of web site and communication process (Couture contract)
  - Renegotiate Lake Doctors agreement (done - \$430/yr reduction)
  - \$1000 construction damage bond implementation for new construction
    - Membership reviewed draft of new Protection Bond Resolution
    - Further discussion will occur at a future Board of Directors meeting
  - Call for suggestions from the association membership
    - Suggestion to enforce fence painting/maintenance on homeowners' properties
      - Broken and structural issues must be repaired, but painting cannot be enforced given the current deed restrictions (natural, brown, and black are the allowed colors)

## **7. 2019 Board of Directors Election (one-year terms, 3 directors minimum, 5 ideal, 7 maximum)**

- 2019 Director Nominees:
  - Tom Bardroff
  - Jack Duich
  - Jim Moore
  - Jeff Sherman

- Tim Strausbaugh
- Lance Weigand is stepping down (many thanks to Lance for his contributions!)
- Results: The five remaining board members were re-elected.

Thank you for your consideration.

Saddlebag Creek Ranches, Homeowners Association, Board of Directors