

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

Meeting Minutes

April 30, 2019

Directors Present: Jack Duich, Jeff Sherman, Tom Bardroff, Tim Strausbaugh, and via telephone remote connection Jim Moore

Guests Present: Patti Couture, Lance Couture, Sara Cohen

Next meeting: Tuesday, June 11 @ 7:00 pm

1. **Financials:** Review of various invoices including lawn maintenance; FPL utility bills; Patti & Lance Couture for website and communication services.

2. **HOA Dues:** Two property owners have not paid their dues. One has still not paid their 2018 property taxes.
 - a. **Action Item:** Jack to discuss with the HOA attorney about the HOA's exposure due to the one property owner not filing their property taxes. Does HOA need a lien on this property?

3. **Bridle Trail Easement:** Discussion of easement request on Lot #7. Tim Strausbaugh reported that the homeowner of Lot #7 agreed to a 20-foot easement on the west side of property.
 - a. Tim received quotes from two local Myakka land clearing companies for clearing the new easement and the existing trail behind several other properties:
 - i. Quote #1: \$2625 for all clearing. (* Recommended by Tim)
 - ii. Quote #2: \$2400 for all clearing
 - b. **Action Item:** Tim to get full quote for a "turn-key" trail (including disc harrowing).
 - c. **Action Item:** Tim to seek quote for removing other obstacles (if any) along High Oaks Trail.
 - d. **Action Item:** Tim to research a maintenance solution going forward.
 - e. **Action Item:** Tim to follow-up on getting new survey for the easement. Board approved up to \$700 for new survey.
 - f. **Action Item:** Jeff to review legal wording of new easement.

4. **Front Entrance:** Brief discussion. All agreed the entrance looks great.

5. **Road Maintenance (Bird Baths and Wash Boarding):** Discussion of repairing several pot holes (bird baths) and wash board areas on the roads.
 - a. **Action Item:** Tim to get quote for repairing bird baths and wash boarding (the same land clearing company that provided quote #1 for easement clearing does road repair work as well).

6. **Swales Project:** Discussion of engineering firm's (George F. Young, Inc.) recommendations.
 - a. **Action Items:** Tim to give Jim Moore name of another potential concrete vendor and Jim to instruct George F. Young to prepare a bid package for the new vendor.

Thank you for your consideration.

Saddlebag Creek Ranches, Homeowners Association, Board of Directors